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Mundaring Multi-purpose Community Facility

Community Facility Needs Analysis and Land Assembly Options and Constraints

PREPARED FOR SHIRE OF MUNDARING



ACROSS PLANNING



Luke Willcock
Property & Asset Management
Consultant

EXECUTIVE SUMMARY

“Social infrastructure provision is integral to the creation of sustainable communities as it contributes much of the glue that holds communities together, providing services and facilities that meet the needs of residents, promote social interaction and enhance the overall quality of life within a community.”

British Property Foundation (2010)

The *Mundaring Town Initiative Masterplan* and *Mundaring Activity Centre Plan* prepared under Shire guidance in recent years have highlighted the need to rationalize a range of civic and community facilities into a **proposed new Multi-purpose Community Facility (MPCF)** in the Mundaring Town Centre that can also include provision for service delivery by not-for-profit groups or State and Commonwealth Government agencies.

This presents a real opportunity to revitalize and renew the Town Centre and create a new civic and cultural heart.

The scope of this report covers an introduction to community facilities and social infrastructure; trends and delivery models; guiding principles; benchmarking against the comparable provision of community facilities in Australia; an overview of existing community infrastructure, assessing community facility needs; identifying facilities provision and land assembly opportunities and constraints; preparing conceptual options and a recommended option; and a Council decision framework for determining uses for the proposed MPCF.

Social infrastructure within a community is provided and accessed within a physical context – namely **community facilities** that comprise the buildings, public spaces and surrounds that provide the supportive physical environment for the delivery of various community and human services, active social gathering places and fostering social networks.

Trends in community facilities and services provision in Australia and internationally favour the **co-location of community services** involving shared use of buildings amongst various service providers. Multiple single-purpose facilities can place significant demands on the facility owner (often the local government) and the facility user/tenant, as there is little scope for cost-sharing of operational and maintenance costs. Accordingly, many local governments in Australia have been moving toward the concept of **Community Hubs** that offer many of the potential co-location advantages of pooling resources to provide better facilities in an integrated and more efficient way, while simultaneously helping deliver more active, attractive and safe urban environments.

The **Mundaring MPCF** is primarily a **district facility**. It is acknowledged that district community facilities will also serve local and sub-district catchments, but their primary focus is on higher-order facilities that will serve the whole local government area.

To some extent, the Mundaring Townsite has many of the facilities typically required of a district-level community hub. However, Mundaring has these facilities spread across various venues, sometimes with

duplication, overlapping functions and inefficiencies that impact financial sustainability. Most of the facilities are ‘tired’ and lack the capacity, form, amenity and efficiencies required of a contemporary district-level facility.

There are gaps in provision of community facilities, particularly in facilities and services that cater for young people, and spaces and facilities that enable incidental and informal social interaction and townsite activation that would enhance cultural development and sense of place. There is also a lack of office space for co-working, service providers and volunteer groups.

The ability of the Shire of Mundaring to expand the scope and scale of its programs for building human and social capital is currently constrained by the location, capacity and suitability of many of the existing facilities, thereby limiting community access to these services.

Community engagement has identified broad community support for the concept of a community multi-purpose facility located south of Great Eastern Highway. There was agreement that collocation of facilities would be beneficial and that this could be achieved either in a single large building or a campus-style development.

The engagement identified the need for a modern library, exhibition spaces, large space for concerts and events, shared multi-use spaces, facilities that are affordable to lease, build and maintain, and collocated to form a precinct.



Community facilities provision for the Mundaring MPCF should be focused around **‘principal uses’** that provide the platform for an integrated approach to social infrastructure within a community hub. Where possible, the facilities should:

- be flexible and multi-use to encourage cost-sharing and efficient administration
- provide members of the community with convenient access to a wide range of services and facilities
- create an active and inviting public domain that contributes to the sense of place and encourages people to interact
- have a civic quality, ‘hills style’ architecture and level of amenity that identifies them as part of an important precinct in the Mundaring town centre.

In order to help determine the preferred spatial configuration of the Mundaring MPCF, three conceptual options were developed and shown to stakeholders and the community during consultation. The initial three options were:

- Rationalise and upgrade existing community facilities

- Community facility campus
- Single, stand-alone multi-purpose community facility.

An additional option ('Hub plus' multi-purpose community facility) was subsequently developed by the consultant team as a result of applying the assessment tools set out in the report.

The consultant team's **Recommended Option** is **'Hub plus' multi-purpose community facility**. The recommended option results from examination of:

- existing public land and community facilities
- land assembly opportunities and constraints
- prospective land assembly sites (potential for a multi-purpose community facility)
- movement – including pedestrian and vehicle access, parking, proximity to bus terminal, and linkages
- townscape – including landmarks, key vistas, and opportunities for entry statements/public art and street-front activation
- assessment against 20 Guiding Principles.

'Hub plus' has the advantages of co-locating the majority of community facilities and services, while retaining productive use (or re-purposing) of nearby facilities, providing the opportunity for generating some financial return from the rationalisation and sale of surplus assets, facilitating place-making, and building social capital. It is reiterated that the recommended option is conceptual only at this stage pending more detailed investigations.

Principal uses in the main MPCF hub are suggested as library, hall (meetings, functions, performance, exhibitions), Hub of the Hills Community Centre, maternal and child health (or community health), visitor centre, foyer (with café and lounge) and office space for not-for-profit organisations and government agencies providing community services.

Recommended Multi-purpose Community Facility provision

Facility	Indicative location	Indicative floorspace
Multi-purpose Community Centre ("Hub")		
Library	MPCF hub between Craig Street and Jacoby Streets	1,700m ²
Function Hall/ Performance/ Large Exhibition Space	MPCF hub between Craig Street and Jacoby Street	1,000-1,500m ²
Hub of the Hills Community Centre	MPCF hub between Craig Street and Jacoby Streets	600m ²
Maternal and Child or Community Health	MPCF hub between Craig Street and Jacoby Street	500m ²

Visitor Centre	MPCF hub between Craig Street and Jacoby Street	250m ²
Foyer/Café/Lounge/Small Exhibition Space	MPCF hub between Craig Street and Jacoby Street	200m ²
NFP # Office Space (possible staged delivery)	MPCF hub between Craig Street and Jacoby Street	500-1,000m ²
Total MPCF potential	MPCF hub between Craig and Jacoby Streets	5,500m² (5,500m ² building footprint if single-storey; 2,750m ² if double-storey)
Stand-alone facilities("plus")		
Art gallery / workshop	Existing site adjacent Great Eastern Highway	300m ²
Museum	Potential re-purposed Mundaring Hall	500m ² - 1000m ²
Youth Space	Potential re-purposed CWA Hall and Sculpture Park, Jacoby Street	300m ²

Not-for-profit organisations and government agencies

In addition to the above, the report details the following options for further consideration:

- The art gallery/workshop (Mundaring Arts Centre) remain on its existing high-profile site
- The museum should re-locate into the Mundaring Hall
- A youth precinct be created in the Sculpture Park, potentially using the existing CWA Hall, and associated skate park and pump track
- Relocate the existing skate part from Riseborough Recreation Ground to the Sculpture Park
- Create a pump track in the vicinity of the skate park and heritage trail
- Identify Jacoby Street (between the Scout and Guide Hall and Mundaring Weir Road) for traffic calming to include a low speed zone and ample safe crossing points
- Create a Market Square precinct adjacent the Old Station Master's House
- Replace or enhance the amphitheatre in the Sculpture Park with a larger, modern venue for outdoor events.

The report recommends a **decision framework** for Council to use (in the next phase of the project) to decide on the specific community, Shire and other services or groups that are to be accommodated in, and delivered from, the proposed Mundaring MPCF.

Following receipt of Council feedback on this report, the **next step in the process** is for the consultant team to develop a Town Centre Property Strategy and Land Assembly Options Report. The outcome of the next step will be a 'road map' and recommended actions to facilitate implementation of the MPCF.

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1. INTRODUCTION

1.1 Project background

The attractive hills setting, wide-spread population and rich cultural history of the Mundaring Shire and its historic town centre have provided the foundations for a vibrant and sustainable future for this evolving Darling Range community.

The Mundaring Town Initiative Masterplan and Mundaring Activity Centre Plan prepared under Shire guidance in recent years have highlighted the need to rationalize a range of civic and community facilities into a proposed new Multi-purpose Community Facility (MPCF) in the Mundaring Town Centre that can also include provision for service delivery by not-for-profit groups or State and Commonwealth Government agencies.

This presents a real opportunity to revitalize and renew the town centre and create a new civic and cultural heart.

The Shire has engaged *Across Planning*, together with sub-consultants Bodhi Alliance, Shaw Urban Design and Drafting, and Luke Willcock Property and Asset Management Consultant as the consultant team to undertake, examine and report on:

- land assembly opportunities and constraints for the new facility
- the optimum use of Shire land assets to catalyse and facilitate implementation of the Activity Centre Plan
- needs analysis of facilities required by potential users
- options (including a recommended option) for the facility configuration
- a framework for Council to determine uses, services and groups to be located in and delivered from the facility
- town centre property strategy and land assembly plan
- relocation management plan to assist in the progressive and staged relocation of existing Shire land and facility users
- preliminary land assembly actions.

The consultant team is responsible for preparing two key reports; the first being a report on Community Facility Needs Analysis and Land Assembly Options and Constraints (this report), and the second being a Property Strategy and Land Assembly Plan.

1.2 Scope and methodology

In accordance with the project brief, the scope of this report covers an introduction to community facilities and social infrastructure; trends and delivery models; guiding principles; benchmarking against the comparable provision of community facilities in Australia; an overview of existing community infrastructure, assessing community facility needs; identifying facilities provision and land assembly opportunities and constraints; preparing conceptual options and a recommended option; and a Council decision framework for determining uses for the proposed MPCF.

The methodology employed has involved a combination of desktop research of contemporary ‘best-practice’ in Australia, stakeholder and community engagement; collating and analysing property information in the Mundaring Town Centre; and applying well established guiding principles and assessment criteria to objectively investigate land assembly options and constraints in order to develop the recommended way forward.

2. COMMUNITY FACILITY PLANNING

2.1 Community facilities and social infrastructure

“Social infrastructure provision is integral to the creation of sustainable communities as it contributes much of the glue that holds communities together, providing services and facilities that meets the needs of residents, promote social interaction and enhance the overall quality of life within a community.”

British Property Foundation (2010)

According to a South Australian project on planning for social infrastructure and community services for urban growth areas ¹, social infrastructure includes three, broad, interrelated categories that cover the wide range of services and facilities that meet a variety of social needs. These are:

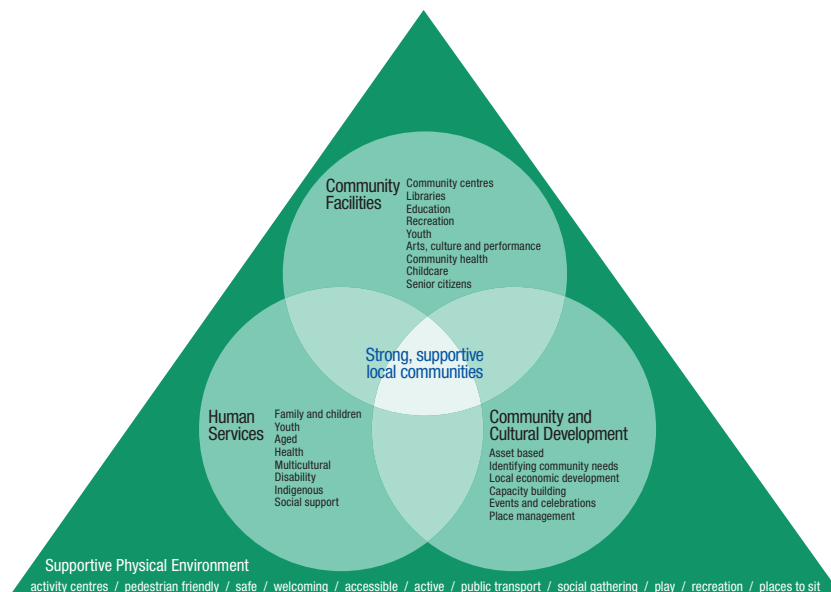
Community facilities – the ‘hard infrastructure’ component that includes a variety of buildings and associated grounds used for community purposes

Human services – the formal services that provide support, advice, education and information to a wide range of groups within a community.

Community development – the processes that assist community members to identify and address their needs.

Figure 1: Social Infrastructure illustrates the three interrelated components. These three components are also sometimes referred to as “community facilities, human services and social networks”.

Figure 1: Social Infrastructure



Source: Refer Reference 1

¹ City of Charles Sturt (2012). Planning for Social Infrastructure and Community Services for Urban Growth Areas – Implementation Guide

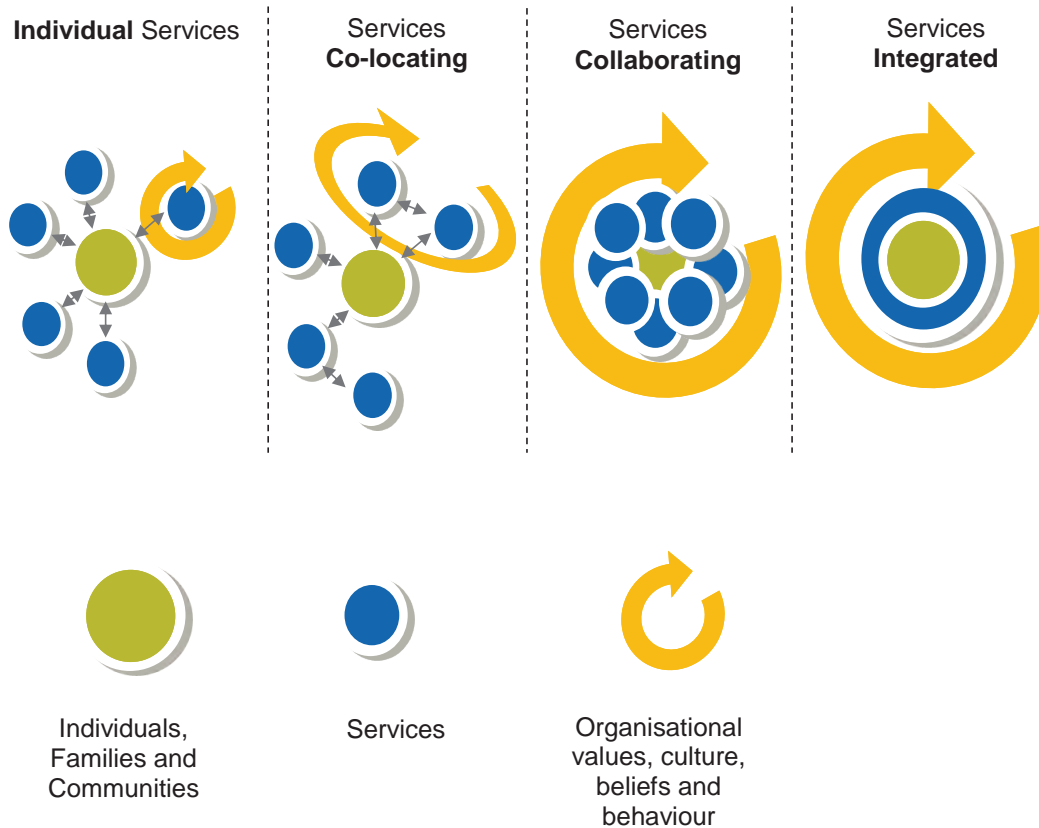
Social infrastructure includes services such as schools and health services that contribute to strong, supportive local communities, although they not the direct responsibility of local government.

Social infrastructure is provided and accessed within a physical context – namely **community facilities** that comprise the buildings, public spaces and surrounds that provide the supportive physical environment for the delivery of various community and human services, active social gathering places and fostering social networks.

2.2 Facilitating service integration

As identified by the City of Belmont², there is a growing body of evidence that suggests that the changing nature of our society requires new and fundamentally different service responses. In particular, service providers have increasingly recognised that individuals and families seeking assistance often face multiple, complex needs and that they require the services of more than one program. To access the services they need, individuals must not only go to multiple locations but they must engage with a range of different systems, rules and regulations. In response to this challenge, agencies and organisations are looking for ways to provide a more integrated service delivery system. *Figure 2: Service delivery models* illustrates a range of service delivery models, from individual service delivery to integrated delivery.

Figure 2: Service delivery models



Source: *Integrating services to support the mental health of infants and young children: developing the concepts*, WACOS, June 2013

2 City of Belmont (2015) Belmont Community Centre and Library: Business Case

2.2.1 Success factors

The Queensland Government has published a Best Practice Guide for Social Infrastructure³. The guide identifies seven success factors that can be adopted into planning design, location and use of social infrastructure. The guide showcases a number of best practice examples in Australia which demonstrate that, through collaborative place-specific responses, there are many options available to address social infrastructure needs in different communities while ensuring wise infrastructure investment.

The seven success factors are:

- 1. Planning for the future** - Identifying and protecting effective locations and ways to deliver social infrastructure to meet future community needs.
- 2. Exploring the best mix of approaches** - Using combined government, community and private sector management and implementation to deliver the best mix of physical infrastructure and non-physical systems and services.
- 3. Encouraging partnerships through co-location** - Planning, designing and locating social infrastructure to facilitate effective partnerships with complementary infrastructure and service providers.
- 4. Locating for access and convenience** - Ensuring access to social infrastructure is convenient, easy and affordable for users.
- 5. Repurposing for the community** - Maximising the use of existing well-located physical infrastructure, including re-use, to meet evolving community needs.
- 6. Sharing and integrating facilities** - Encouraging shared use and management of facilities across government, market and community providers, covering a range of social functions and uses.
- 7. Designing for adaptability** - Ensuring social infrastructure is, by design and management, appropriately flexible to grow and adapt to evolving needs.

Effective social infrastructure will help build human capital and social capital in the community.

2.2.2 Building human capital

Human capital refers to the accumulated skill and experience which determine an individual's or a community's productivity capacity. Human capital is widely accepted as a key driver of productivity growth, particularly in a knowledge economy⁴. The World Economic Forum uses 46 indicators to measure human capital when producing the global Human Capital Index. The goal is to provide a snapshot of where countries stand today with regard to their success or otherwise in developing and deploying their people's human capital potential across all backgrounds and ages. In 2017, the latest index, Australia had dropped five places and is now 20th in world rankings.⁵

3 State of Queensland, Department of State Development, Manufacturing, Infrastructure and Planning (July 2019) – Best Practice Guide for Social Infrastructure.

4 City of Belmont (2015) Belmont Community Centre and Library: Business Case

5 World Economic Forum, The Global Human Capital Report 2017 <https://www.weforum.org/reports/the-global-human-capital-report-2017>

While it is difficult to measure human capital directly, it can be measured using proxy indicators such as productivity, level of education and rate of labour force participation. Investment in human capital may take various forms. People may undertake additional education, they may obtain new skills at work, they may improve their health, or they may start searching for a job with better working and reward conditions. Providing opportunities for human capital development is a core function of local libraries.

This function of libraries and the role of local governments in providing educational opportunities, co-working spaces, technological resources and meeting spaces is even more important in a changing workplace of the ‘new normal’ as the world embraces new practices post-Covid 19 pandemic where there is an increased preference and ability to work remotely and the hastened transition to a more digitally connected society. In an outer metropolitan locality such as Mundaring the economic and social return on enabling and promoting remote working is even greater and the expenditure on the infrastructure to support it will provide a higher return on investment.

2.2.3 Building social capital

Social capital broadly refers to those factors of effectively functioning social groups that include such things as interpersonal relationships, a shared sense of identity, a shared understanding, shared norms, shared values, trust, cooperation, and reciprocity that help to facilitate coordination and cooperation for mutual benefit.

Social capital is defined by the OECD as “networks together with shared norms, values and understandings that facilitate co-operation within or among groups”. The core idea of social capital theory is that social networks have value. Social capital refers to the network of relationships and values that connect individuals and groups in society and enable collective action. Social capital is very diverse and complex, however it is generally accepted that increased social capital is associated with:

- reduced crime and corruption
- increased individual happiness and health
- increased educational attainment.

2.3 Delivery model

2.3.1 Trends in community facilities and services

The following key trends have been identified through a review of relevant literature, case study research and through the practical lessons from a range of social infrastructure projects that relate primarily to delivery of community facilities and services⁶:

6 City of Charles Sturt (2012). Planning for Social Infrastructure and Community Services for Urban Growth Areas – Implementation Guide

Trends	Explanation
Number, size and scale	There is a trend in community facilities towards larger but fewer and better-appointed facilities that are centrally located and multipurpose. Facility size can be a challenge in urban growth areas and models that are based on efficient floor areas such as co-location, mixed use and joint facilities become important.
Location	Leading practice favours the clustering of community facilities in centres to enhance accessibility and connectivity with related uses. Well used community facilities tend to be located in places that are readily accessible by public transport and where people already congregate, such as shopping centres and schools.
Co-location	Co-location usually involves bringing community services together in a single location. It is a response to the fragmentation and lack of integration of related services. It is intended to enhance both coordination among services and convenience for clients who can access multiple services from a single point. Co-location can also relate to the relationship between community facilities and other compatible uses such as open space.
Multi-purpose and multi-functional	To make the best use of limited resources, and ensure that facilities are utilised as much as possible (including at night and at weekends), community buildings need to provide for multiple uses and serve a range of population groups, as well as being capable of adapting as needs change over time. Successful community centres tend to be those that offer a diversity of well organised and well attended services, programs and activities.
Placemaking and community identity	Community facilities provide important gathering places for people and can be focal points for community activity and social interaction. They are recognised as having the potential to contribute to the creation of vital public spaces that help engender a sense of place and distinctive community identity. It is important that community facilities have a civic quality, sense of stability and level of amenity that marks them as an important place in the community.
Community building and social gathering	Community facilities provide a focus for community building activities, enhancing the connections and relationships among people in order to strengthen common values and promote collective goals. Overcoming social isolation and engendering a sense of belonging will be an important contribution that social infrastructure can make to higher density communities where increasing numbers of people live alone and may be seeking social contact outside the home.
Sustainability	The increasing focus on all aspects of sustainability means that not only are sustainable design, materials, energy and water aspects of the design of community buildings important, so too is sustainability in terms of funding, management and maintenance arrangements. Commonly income from user charges, hire fees and rent from tenancy agreements is insufficient to cover the costs of maintenance of community buildings. Many local governments have been exploring other income generating activities, such as operating commercial cafes or fitness activities, running monthly markets or incorporating retail outlets.

Resourcing	Well used, active and vibrant community facilities tend to be those that are well resourced. Resourcing includes staffing and other funds. Well used centres often include staff who can identify community needs and organise and deliver services, activities and programs throughout the week. Staff can also be important in ensuring there is a good mix of activities that will appeal to a variety of people, and that the facility is not monopolised by particular groups. Planning for social infrastructure requires careful consideration of these ongoing operational costs in addition to the upfront capital requirements.
Partnerships	In planning and provision, while local governments have been the traditional provider of community facilities, resource and practical constraints have combined to necessitate seeking partnership opportunities in the development of social infrastructure. A number of opportunities exist to partner with State Government, non-government organisations such as schools and universities, community organisations, service providers and the private sector.
Strategic asset management	Local government is increasingly recognising, and being required by legislation to recognise, the importance of strategically managing their asset portfolios to ensure continuing viability, long term financial stability and that community needs continue to be addressed. A strategic approach to asset planning ensures that government assets are maintained, renewed and continue to meet community needs in a way that is affordable and effective.
Technology	A community’s social and economic development is increasingly dependent on its residents’ access to, and use of, information and communications technology. Community facilities, especially libraries, play an important role in enhancing public access to computer and information technology resources and helping to overcome the ‘digital divide’. By complementing traditional functions with new technologies, community facilities can provide greater access to, and new avenues for, knowledge and information.

2.3.2 Community hubs

The above-mentioned trends favour the **co-location** of community services involving shared use of buildings amongst various service providers. Single-purpose community facilities often lack the flexibility to respond to changing needs or to accommodate multiple activities at the same time. Conversely, they can be under-utilized for periods of time and thereby not provide the best use of limited resources. Multiple single-purpose facilities can place significant demands on the facility owner (often the local government) and the facility user/tenant, as there is little scope for cost-sharing of operational and maintenance costs.

Accordingly, many local governments in Australia have been moving toward the concept of **Community Hubs** that offer many of the potential co-location advantages of pooling resources to provide better facilities in an integrated and more efficient way, while simultaneously helping deliver more active, attractive and safe urban environments.

There are numerous definitions and descriptions of community hubs, including the following:

A space where communities gather and meet, supported by a range of compatible land uses including residential, retail, commercial (economic/employment), open space, social infrastructure,

education, transport, essential services and technology uses ... They offer a way to improve services to each individual community, and deliver services in an efficient, effective and inclusive way. Community hubs enhance local character and identity, create active and vibrant centres, and assist in casual surveillance and safety (Sunshine Coast Council, 2011)

Whilst there is “no one size that fits all”, the essential characteristics of a community hub have been described by Elton Consulting⁷ in that they:

- Respond to, and are shaped by, the unique circumstances, needs and assets of their community
- Co-locate or cluster a range of community facilities and human services
- Include a variety of uses (including residential, retail and commercial) that attract different groups of people at different times of the day for a variety of purposes and meet a wide range of community needs and support community strengths
- Attract people and are identified as a focal point and gathering place for the community
- Are readily accessible to ensure all members of the community can use them
- Have a civic quality, sense of stability and level of amenity that mark them as an important place in the community
- Include an inviting public domain that encourages people to interact in the public realm.

Multi-purpose community facilities such as that proposed for the Mundaring MPCF readily suit the community hub model.

2.4 Guiding principles

The following principles are provided as a guide to planning and development of community facilities, using findings from best-practice research^{8,9,10,11}.

Guiding Principles	Characteristics
Create community facilities appropriate to the level of service required	Community facilities should be appropriate to their function and place within a hierarchy of services. District-level community facilities should be accessible by public transport and provide a broad range of structured and semi-structured spaces for community use.
Functional facilities which are fit-for-purpose and meet appropriate standards	Balancing optimization and upgrading of existing community facilities with building new facilities. When planning new community infrastructure, it is important to understand the capacities and performance of existing facilities. Existing infrastructure may be under-utilised for a range of reasons while multiple facilities may be in-efficient and expensive to maintain. The suitability of existing facilities should be considered along with potential new facilities.

7 Elton Consulting (2017). Community Facilities Study and Delivery Strategy. Final Report. Mount Barker District Council

8 City of Charles Sturt (2012). Planning for Social Infrastructure and Community Services for Urban Growth Areas

9 Elton Consulting (2007). Feasibility Study of Community Hubs for the Parramatta Local Government Area – Briefing

10 Thao Ashford Planning Consultant (2013) Community Infrastructure Plan for the City of Belmont – Final Report

11 City of Rockingham (2019). Community Infrastructure Plan

Building social capital	The development of social capital is both a determinant and outcome of community capacity. Social capital refers to the collective value of all ‘social networks’ and the inclinations that arise from these networks for people to do things for each other. Community activities and events provide important opportunities for residents to meet, interact socially and create new friendships and support networks. Well-designed community facilities encourage activities and events. Building social capital will in turn create a desirable environment where people want to live, visit and work.
Central to catchment and provide equitable access to all users	‘Central’, in this context, does not necessarily mean ‘centred’ or ‘middle’ but is more about accessibility and convenience in respect to the population that the community facility is intended to serve. Access to facilities and services can be largely determined by the location and distribution of community facilities. Planning for community facilities provides an opportunity to integrate with urban infill areas, designated activity centres and transport routes (including existing and proposed bus and rail connections).
Location to promote accessibility and visibility	To be well used and serve identified social needs, community facilities should be highly accessible and visible. They should provide equitable access to all potential users, be accessible by public transport and have good pedestrian and cycling connections. Ideally, they should be on a main street with ground floor street frontage for optimum visibility and accessibility. Enabling an awareness of what happens inside the facility also promotes usage. Adequate parking nearby also promotes good access to facilities.
Clustered with other facilities such as shops, schools and other community facilities	Clustering with other activity-generating uses helps to promote convenient access and a focal point for community activity. The notion of a community hub expands beyond community facilities to include the range of activities and services that encourage human activity and gathering such as shops, transport nodes, schools, child care, parks and playgrounds. Case study research demonstrates the preference of users of community facilities to combine trips with shopping and other activities.
Promote flexibility and multiple use	Community facilities should be designed and built to maximise flexibility in use, so they can respond and adapt as needs change. Where possible, buildings should be capable of delivering a range of services, rather than designated for single uses or specific target groups that may quickly become outdated. Flexibility is enhanced by providing multi-purpose spaces capable of accommodating a diversity of uses, thereby enabling a range of activities and target groups to use the facility.
On a main street with ground floor street presence for optimum visibility and accessibility	Accessibility and visibility through main street locations with a ground floor presence can be important to maximise utilisation and enhance accessibility. Urban infill areas often have a focus on Transit Oriented Development (TOD) and town centres which provide centralised, visible and accessible locations for community infrastructure provision.

Contribute to public domain and sense of place	Community facilities can contribute to urban vitality, local identity and sense of place, and become important focal points and gathering places for the community. Community facilities should be distinctive civic buildings and welcoming places, and should present as a reflection of local culture. This helps ensure they develop a strong local profile and are well known in the community, thereby promoting high levels of usage. Incorporating public art into the building design is also important in creating distinctive and welcoming community facilities.
Near open space to allow for related outdoor activities and events	Locations adjacent to open space including town squares and parks increase the range of activities that can occur on community facilities land. As an example, community facilities adjacent to parks and playgrounds are ideal locations for playgroups. Facilities located next to civic squares provide opportunities for markets, festivals and similar events. It can enhance utilisation, flexibility of use and provide opportunities for a wider range of community-building activities.
Connected to public transport, pedestrian and cycling networks	Urban growth areas provide a great opportunity to maximise utilisation of public and active transport such as walking and cycling. Linking to pedestrian and cycling networks provides another avenue to promote the accessibility of facilities to all groups in the population and is a further means to encourage sustainable behaviour and a healthy and active lifestyle.
Of sufficient size and design to enable expansion and adaptation	It is important to provide some flexibility in the provision of community facility space. While flexibility for expansion is easier in greenfield areas, flexibility for expansion can be accommodated in town centre locations with a design that enables expansion once a particular population threshold is reached.
Intergenerational equity	The need to invest and plan for intergenerational communities where residents of all ages have access to the full range of opportunities to participate in community life.
Culturally appropriate facilities	Recognising the needs of cultural groups in the planning and design of community facilities to ensure that the facilities are appropriate for the use they are being designed for.
Access and Inclusion	Creating a socially inclusive community through designing places that cater for multiple users (all ages and abilities) and which encourage active lifestyles and social interaction.
Promote safety and security	Community facilities should be built in accordance with Crime Prevention Through Environmental Design (CPTED) principles. They should provide a high degree of personal safety for people entering and leaving community buildings, especially at night.
Avoidance of conflict with neighbouring uses	Urban infill settings provide less opportunity for separation of uses and land intensive solutions. Higher density infill areas, by their nature, are planned to be more vibrant, mixed use environments where there is a relatively high level of activity throughout. Planning needs to consider how design, construction materials and other mechanisms can mitigate potential conflict.

Engaging in partnerships with the private and public sector to deliver affordable and accessible community facilities	The development of innovative pathways for the delivery of community facilities should consider a range of public and private mechanisms. Integrated services can provide greater efficiency, foster better coordination and address gaps. For example, partnerships with other spheres of government, the private sector and community organisations to achieve an integrated service system and facility network within the Mundaring Town Centre and wider shire.
Sound financial management	Promote the development of infrastructure that is cost-effective to develop, resource-efficient to maintain and attractive to the range of infrastructure funding options available through grant funding and partnerships.
Asset sustainability	Providing a standard of infrastructure and service delivery that balances economic, environmental and social considerations and allows for sustainable asset management.

These guiding principles provide a sound planning basis for the Mundaring MPCF.

2.5 Benchmarking of community facilities

2.5.1 Population standards for provision of community facilities

Standards expressed as a ratio comparing population numbers to an identified threshold is a useful planning approach for measuring existing and proposed levels of provision for community facilities.

In 2011, the City of Charles Sturt in South Australia (together with the Cities of Playford, Salisbury, Onkaparinga and the Local Government Association of South Australia) prepared a Service Planning Model as part of Planning for Social Infrastructure and Community Services for Urban Growth Areas¹².

The model observed that, for new growth areas:

“... both the New South Wales Department of Planning and the Victorian Growth Areas Authority have developed standards for social infrastructure provision. The New South Wales *Growth Centres Development Code* identifies the following guiding thresholds:

- One community service centre for every 60,000 people
- One district library for every 40,000 people
- One performing arts centre/cultural centre for every 30,000 people.

The Victorian Growth Areas Authority *Community Infrastructure in Growth Areas* include the following:

- One library for every 30,000-60,000 people
- One youth resource centre for every 30,000-60,000 people
- One multipurpose community centre for every 40,000-50,000 people
- One community arts centre for every 40,000-60,000 people

¹² City of Charles Sturt (2011). Planning for Social Infrastructure and Community Services for Urban Growth Areas

- One regional arts and cultural centre for each municipality
- One community health precinct for each municipality
- One university/TAFE for every two municipalities
- One higher order performing arts facility for every two or more municipalities.

It was noted that these standards of provision are based on greenfield settings (new urban areas) and need to be adapted to suit the higher density urban growth area context.

2.5.2 Hierarchy of facilities

Community facilities throughout local governments in Australia are normally planned according to a hierarchy. Typically, in a metropolitan context, this may involve:

- Regional (metropolitan)
- Sub-regional (multiple local government areas)
- District (local government area)
- Sub-district (multiple neighbourhoods)
- Local (neighbourhood)

There are sometimes variations to this hierarchy due to factors such as population size, distribution and demography. Some larger Perth/Peel local governments apply the full hierarchy, whereas some smaller local governments use a variation better suited to their circumstances and needs.

The **Mundaring MPCF** is primarily a **district facility**. It is acknowledged that district community facilities will also serve local and sub-district catchments, but their primary focus is on higher-order facilities that will serve the whole local government area.

District-level MPCF cater for the higher order social and community needs generated from surrounding neighbourhoods. They typically provide a diverse range of universal activities and programs and may also accommodate specialized services and programs targeted at the particular needs of the local community.

2.5.3 Benchmarking

In considering the provision of community facilities for Mundaring it is useful to compare the desirable primary uses and standards of district-level community facilities elsewhere – otherwise known as ‘benchmarking’. A desktop search of guidelines and standards used for community infrastructure planning in Western Australia and other parts of Australia reveals that District Community Centres commonly include many of the following functions:

- Large hall/venue space seating 200-400 people
- Library
- Meeting rooms

- Multi-purpose activity rooms
- Seminar/training rooms
- Creative spaces
- Youth space
- Crèche or child care
- Playgroup/toy library
- Foyer, café, lounge area
- Kitchen/kiosk
- Outdoor play area
- External function area/courtyard

Some higher-order facilities, such as those serving an entire municipality, may include the following:

- Senior citizens centre
- Maternal and child or community health centre
- Performing arts centre (with auditorium, rehearsal spaces, music rooms and green room)
- Arts/ crafts studio/workshop spaces
- Art gallery/exhibition space
- Museum
- Amphitheatre or outdoor event space
- Casual recreation areas such as multi-use games area
- Community services offices for not-for-profit organizations and government agencies
- Community office space
- Business incubator centre.

Individual district-level multi-purpose community facilities will not possess all of the above-mentioned functions. Rather, they will contain a mix reflecting the specific needs of the local community and the available financial, property and human resources. As indicated above, there is a strong relationship between population size/catchment and district-level community facilities necessary to justify the capital cost of the facility and recurrent (ongoing) expenditure.



Table 1: Benchmarking of District Community Facilities compares population sizes for provision of district-level community facilities. It also provides a proposed benchmark for a number of community facilities to be used as a guide for the Mundaring MPCF. The list of district community facilities is not exhaustive, but provides a useful comparison of population catchments applied to typical district-level facilities.

It is evident that the proposed Mundaring population benchmark for provision of the facilities identified:

- is equivalent to, or exceeds, the benchmark ‘threshold’ in the comparable examples
- in most instances, is well below the existing population of the Shire, providing a strong indication of actual need.

Table 1: Benchmarking of District Community Facilities

District Facility (and population catchment)	Guidelines for Community Facilities ¹³	City of Charles Sturt - Service Planning Model ¹⁴	City of Belmont ¹⁵	City of	City of Swan Swan ¹⁷	Proposed Mundaring Population Benchmark
Multi-purpose Community Centre	15,000-25,000	20,000-50,000	15,000	25,000-75,000	15,000-25,000	20,000
Youth Centre	20,000-30,000	20,000-50,000	10,000-15,000	25,000-75,000	20,000-50,000	20,000
Library	15,000-30,000	30,000-150,000	25,000	25,000-75,000	15,000-30,000 30,000-150,000#	25,000
Seniors Centre	20,000-30,000		10,000-15,000	20,000	20,000-30,000	20,000
Maternal and Child Health	30,000-50,000		30,000	30,000	30,000-50,000	30,000
Arts and Culture Centre	50,000	30,000-50,000	50,000	75,000-100,000	150,000-200,000 #	40,000

Regional facility

2.5.4 Examples of multi-purpose community facilities

The consultant team investigated examples of multi-purpose community facilities in a number of local governments in the Perth metropolitan area, including visits to several facilities with officers of the Shire of Mundaring to help understand “what works and what doesn’t work” in terms of developing and operating a new community facility. Following is a brief outline of examples.

John Wellard Community Centre, City of Kwinana

The John Wellard Community Centre is located in the newly developed town centre of Wellard Village at the corner of Runnymede Gate and The Strand, Wellard. The Community Centre has modern function and meeting facilities for programs, workshops or events. The ground floor foyer offers public PC stations, printing facilities, couches, tables and chairs.

Land Area: 1,320m² Two-storey building

¹³ Parks and Leisure Western Australia (2012). Guidelines for Community Facilities

¹⁴ City of Charles Sturt (2011). Planning for Social Infrastructure and Community Services for Urban Growth Areas

¹⁵ Thao Ashford (2013). City of Belmont Community Infrastructure Plan

¹⁷ City of Swan (2017). Standards of Provision Open Space and Community Buildings

Main facilities:

- Multi-purpose room for meetings, functions and activities (95 persons)
- Activity room with access to outdoor fenced area (80 persons)
- Pixie Mops Creche (58 persons) includes outdoor play area
- First floor breakout space – suitable for casual gatherings, hobby groups and workshops
- First Floor kitchen – suitable for cooking demonstrations and functions
- Ground floor kitchen – servery to the lobby



Darius Wells Library and Resource Centre, City of Kwinana

The Darius Wells Library and Resource Centre is located on the corner of Robbos Way and Chisham Avenue, Kwinana Town Centre. The Darius Wells Centre offers an array of spaces for holding modern functions, meetings and conferences. Free Wi-Fi is also available throughout the facility. The Centre was completed in 2013 at a cost of around \$22 million.

Size of Building: Two-storey building 3,600m² (Library 1,700m²)
Land Area: 7,317m²

Main facilities:

- Library (1,700m²)
- Hall (250 persons) with commercial kitchen
- IT training room (15 persons)
- Art and Design room (22 persons)
- Activity spaces
- Community meeting rooms
- Toddler Town Crèche (30 persons)
- Dome Café on ground floor

Mezzanine level comprises offices with hireable spaces for not-for-profit, volunteer and government services agencies (such as Bridging the Gap, The Smith Family, Relationships Australia, Citizens Advice Bureau, Australian Red Cross, Communicare, Ngala, Kwinana Early Years and City of Kwinana Volunteer Centre).



A separate performing arts centre named Koorlinny Arts Centre with tiered theatre-style seating is located about 300m north of the Community Centre.

Kalamunda Cultural Centre, City of Kalamunda

The Kalamunda Cultural Centre comprises a campus-style collection of buildings located between Williams Road and Railway Road near the Kalamunda town centre and the trailhead of the Bibbulmun Track.

The campus comprises a library, the Zig Zag Cultural Centre and Gallery, tourist office, the Kalamunda History Village and Kalamunda Performing Arts Centre.

Main facilities:

- Library (with mezzanine)
- Zig Zag Cultural Centre & Gallery
- Outdoor stage and entertainment area
- Public art space
- Seminar room (80 persons)
- Tourist office (Chamber of Commerce lease office space on first floor)
- Kalamunda History Village
- Kalamunda Performing Arts Centre
- Film Kalamunda
- Café



A new community facility catering mainly for the vibrant local arts community is to be built at Jorgenson Park, some 500m to the east. This new multi-purpose facility is planned to have:

- Meeting rooms
- Seven (7) activity rooms including a pottery room with kilns and a cookery room, theatre/seminar/functions
- Outdoor play area.

The Agonis, Gosnells, City of Gosnells

The Agonis is located on Albany Highway in the Gosnells town centre. Built in 2003-2004, it is a two-storey building containing various community facilities and a business incubator centre. It has a bus stop at the entry and a railway station nearby.

Main facilities:

- Function hall (175 persons)
- Meeting room (17 persons)
- Knowledge Centre Library (including a permanent local heritage display)
- Meeting /activity room - temporary use as an art gallery
- Café
- Business Station business incubator - 37 offices (23 occupied; 14 vacant)
- Lotteries House with courtyard. Wide variety of services: Gosnells Community Legal centre, Autism Association of WA, IFORAP, The Australian Asian Association (WA), Starick Services, Anglicare, Women's Health and Wellbeing Services, smp – lifeskills2work, Relationships Australia.



Belmont Community Centre, City of Belmont

The Belmont Community Centre is located adjacent the City of Belmont Civic Centre in Cloverdale. It is a new three-storey building due for completion in 2020. The centre has a \$38M build package and around \$45M total cost of development. Funding has comprised \$3.5M Lottery West grant, \$10M Federal Government grant (National Stronger Regions Fund), \$15M loan and other Council sources. Two high-frequency bus routes stop opposite the new building.

Size of Building: 11,600m² (3,800m² basement has a larger footprint than rest of building)

Basement main facilities:

- 92 car bays and 6 motorcycle bays
- 50-100 bicycle racks with purpose-built trip-end facilities.

Ground floor facilities:

- Library (split over two floors)
- Senior citizens centre
- Activity rooms (inc. carpet bowls room and pool room)
- Children's area and outdoor and indoor play area
- Demonstration kitchen

First floor facilities:

- Library (split over two floors)
- Museum (including 400m2 exhibition space)
- Computer training
- Workrooms (including art spaces)
- Green room and video room
- Mixing room (recording studio)
- Quiet room



Second floor facilities:

- Not-for-profit tenancies (potential for 12 tenancies)
- Crèche (for children of visitors to the tenancies and library)
- Activity rooms
- Storage rooms

Ethel Warren Bullsbrook Community Centre, City of Swan

Ethel Warren Bullsbrook Community Centre opened to the public in 2016 and is on the corner of Chittering Rd and Maroubra Ave in Bullsbrook. The Centre houses a number of City of Swan and community services.

Main facilities:

- Bullsbrook Public Library (inc. Maker Space 30 persons)
- Bullseye Youth Centre
- Bullsbrook Rural Place Office
- Two activity rooms (one x 78 persons, one x 149 persons)
- Two meeting room (10 persons each)
- Two offices available for community or small business meetings (four persons each)
- Outside playground
- Kitchenettes in most rooms
- Free wifi



Further information on the above examples can be found in *Appendix A: Examples of Multi-purpose Community Facilities in the Perth Metropolitan Area*.

2.6 Community facility planning in the Shire of Mundaring

Community facility planning in the Shire of Mundaring can be viewed in terms of *Figure 1: Social Infrastructure*, in which the physical facilities are provided for delivery of human services by a wide range of government, not-for-profit and volunteer organizations; and to promote community and cultural development.

Planning for future community facilities is undertaken having regard to the historic evolution of the Shire, its current realities and a shared vision for the future. This means that in planning for future community facilities there is a need to take account of the historic context, the variety of community groups presently utilizing various buildings in numerous locations, varying degrees of being ‘fit-for-purpose’, and what is the best model or plan to deliver better facilities that help build strong, supportive local communities.

2.6.1 Strategic Community Plan

The Mundaring Shire Council has adopted a new Strategic Community Plan 2020-2030, having undertaken wide community consultation. With a community vision of “The Place for Sustainable Living”, the Strategic Community Plan is an important, high-level document that forms part of the strategic planning framework to guide the overall direction of community building - including management and development of community facilities. *Figure 3: Strategic Community Plan - Goals* shows the goals that have emerged from community engagement.

Figure 3: Strategic Community Plan - Goals

Community	Healthy, safe, sustainable and resilient community, where businesses flourish and everyone belongs
Natural environment	A natural environment that is protected, sustainable and enjoyed
Built environment	Transport, infrastructure and planning for liveable, connected communities
Governance	Trusted, leading and listening local government

Objectives and associated Strategies in the plan that are most relevant to community facility planning are:

Objective: Healthy, safe, sustainable and resilient community

- Provision of sport, recreation and community facilities
- Provision and support for arts, culture and events
- Provide life-long learning resources through library and information services
- Support community collaboration and community-led initiatives and activities
- Ensure safety and amenity standards are upheld

Objective: *Flourishing local businesses*

- Support tourism development and promote the distinctive character of the attractions of the district including arts, food, sustainability and natural environment

Objective: *Everyone belongs*

- Provide and support youth facilities and activities
- Provide and support family and children's facilities and activities
- Encourage opportunities for interaction between generations
- Provide and support seniors' facilities and activities
- Ensure Shire facilities and infrastructure are accessible for people with disability
- Increase awareness and celebration of the cultural diversity within the Shire
- Promote Noongar language and culture (subject to Reconciliation Action Plan)

Objective: *Energy management that is efficient and sustainable*

- Improve energy efficiency and adopt low-emissions technology

Objective: *Shire assets and facilities that support services and meet community need*

- Maintain and improve bus stop facilities
- Buildings and facilities are appropriately managed according to their need and use
- Revitalise the Mundaring Town Centre

Objective: *Regulated land use and building control to meet the current and future needs of the community*

- Promote sustainability in design and development for buildings

Objective: *Preservation of local heritage buildings and places of interest*

- Effective planning controls to preserve and maintain heritage buildings and places of interest
- Appropriate maintenance and signage for Shire-owned heritage buildings and places of interest

Objective: *Civic leadership*

- Showcasing Mundaring as the place for sustainable living

Objective: *The Shire advocates on behalf of its community*

- The Shire develops partnerships with government and non-government organisations to achieve positive outcomes for the community and wider region

Objective: A well engaged and informed community and a high standard of customer service

- The community is engaged in planning for the future and other matters that affect them

Objective: High standard of governance and accountability

- Robust decision-making by culturally aware, well-informed and supported Councillors
- Seek Aboriginal representation for advice and collaboration (mechanism subject to the Reconciliation Action Plan)
- Risks are well managed
- The Shire will apply sustainability principles in its own operations and corporate practices
- Sound financial and asset management
- Compliance with the *Local Government Act 1995* and all relevant legislation and regulations

Success measures in the Strategic Community Plan include:

- Leadership and partnerships for sustainable living – Shire, community, business
- A place of belonging for young and old
- Recognise and celebrate Noongar culture and language.

The Strategic Community Plan provides an important reference document for planning and implementation of the Mundaring MPCF.

3. OVERVIEW OF THE SHIRE AND MUNDARING TOWN CENTRE

3.1 Locational context

The Shire of Mundaring is located on the eastern fringe of the Perth metropolitan area, about 35 kilometres from the Perth CBD and covers 644 square kilometres. The Shire extends from the foothills in the west into the elevated Darling Range and is well known and valued for tree-filled landscapes, ‘hills character’ and predominantly low-density residential development. Great Eastern Highway passes through the Shire, which is the gateway to the Wheatbelt and onward to the Goldfields. The Mundaring Town Centre located on the highway is the central service area and the Shire’s civic, commercial and community hub.

3.2 Population and demographic characteristics

Population and demographic characteristics of the Shire are important factors in planning for community infrastructure. According to the Australian Bureau of Statistics (ABS) at 30 June 2018, the population of the Shire of Mundaring was 39,139.

The estimated resident population of the Mundaring-Mahogany Creek localities in 2017 was 4,007, which was 10.2% of the Shire population at that time. This underscores the relatively widespread population in the Shire and illustrates that whilst Mundaring townsite has less than 4,000 residents, as the principal hub of the Shire its catchment for higher-order facilities is the whole of the municipal district. An example of this is the Mundaring Arena opened in 2018 which is the Shire’s primary recreation facility for indoor hockey, basketball and netball and designed to cater for regional-level competitions for a range of sports.

Population growth

According to the *Western Australia Tomorrow Population Report No. 11* prepared by the Department of Planning, Lands and Heritage for the WAPC, the medium-term population forecasts for the Shire of Mundaring predict the population to grow to 37,730 (low), 40,280 (medium) and 43,100 (high) by 2026; and 38,410 (low), 41,220 (medium) and 44,150 (high) by 2031. Note that Low reflects Band ‘A’ in the WAPC forecasts, Medium reflects Band ‘C’ and High reflects Band ‘E’.

Given the ABS estimated resident population of the Shire in 2018 was 39,139 (exceeding the Low growth estimate for 2031), the Medium and High growth forecasts to 2026 and 2031 are considered a more realistic indicator of the Shire’s future population growth.

Table 2: Shire of Mundaring Population Forecasts

Year	Low	Medium	High
2026	37730	40280	43100
2031	38410	41220	44150

Source: Western Australian Tomorrow Population Report No. 11 (WAPC, 2018)

The Shire of Mundaring Recreation Plan¹⁸ summarizes the population and demographic characteristics of the Shire, which is used in the summary below.

18 Tredwell Management (May 2019) – Shire of Mundaring Recreation Plan

Age structure

At the 2016 Census, the major differences between the age structure of the Shire of Mundaring and Greater Perth were:

- A larger percentage of 'Older workers & pre-retirees' (15.3% compared to 12.2%)
- A larger percentage of 'Empty nesters and retirees' (12.7% compared to 9.7%)
- A smaller percentage of 'Young workforce' (10.9% compared to 15.8%)
- A smaller percentage of 'Babies and pre-schoolers' (5.0% compared to 6.5%)

There were 604 people over the age of 85 living in the Shire of Mundaring in 2016, with the largest age group being 45 to 49-year-olds. The Shire of Mundaring is underrepresented in children and young people and over represented in people in their middle years and older, compared with Greater Perth.

Households

At the 2016 Census, the Shire had 14,651 dwellings with an average household size of 2.61. In the Shire, 34.2% of households were made up of couples with children in 2016, compared with 32.3% in Greater Perth. For household income, 24.6% of households in the Shire earned an income of \$2,500 or more per week in 2016, which closely compared to 24.8 for Greater Perth.

Employment and education

In 2016, 17,398 people living in the Shire were employed, of which 59% worked full-time and 39% part-time.

8,283 people in the Shire had a tertiary qualification in 2016. 45.6% of people aged over 15 years had completed Year 12 schooling (or equivalent) and 21% of people in the Shire attended an educational institution.

1,404 people or 3.7% of the population in the Shire in 2016, reported needing help in their day-to-day lives due to disability. More Shire of Mundaring residents worked in health care and social assistance than any other industry and there were more professionals in the Shire in 2016 than any other occupation. In the Shire, 21.3% of the population reported doing some form of voluntary work in 2016.

In 2016, 9.3% of 15 to 24-year-olds in the Shire were disengaged with employment and education, slightly lower than 9.4% in Greater Perth.

3.3 Policy context

In addition to the Shire **having prepared a new *Strategic Community Plan 2020-2030*** (described in 2.6.1), there are a number of policy documents in the strategic framework that influence the Mundaring MPCF. The most relevant policy documents are outlined below.

3.3.1 State Planning Policy 4.2 Activity Centres for Perth and Peel

To support the achievement of a more sustainable footprint for the Perth and Peel conurbation, **State Planning Policy 4.2: Activity Centres for Perth and Peel** (SPP 4.2) envisages a shift away from retail-centric planning to an integrated activity centres-based approach. SPP 4.2 requires that activity centres plan for the capacity to meet the appropriate floor space diversity target for the centre type and scale, and contribute meaningfully to the sub-regional employment self-sufficiency target.

SPP 4.2 states that Activity Centres are **community focal points**. They include activities such as commercial, retail, higher density housing, entertainment, tourism, civic/community, higher education, and medical services. Activity centres vary in size and diversity and are designed to be well-served by public transport.

Policy objectives most relevant to the Mundaring MPCF are:

- increase the range of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets
- increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and support centre facilities
- ensure activity centres provide sufficient development intensity and land use mix to support high-frequency public transport
- maximise access to activity centres by walking, cycling and public transport while reducing private car trips
- plan activity centre development around a legible street network and quality public spaces
- concentrate activities, particularly those that generate high numbers of trips, within activity centres.

Mundaring Town Centre is the largest activity centre in the Shire and is classified in SPP 4.2 as a 'District Centre'. The activity centre serves an important role in providing a relatively comprehensive range of day-to-day convenience retailing and services. Overall, Mundaring Town Centre provides a more diverse range of retail, personal, civic and professional services than that typically provided in District Centres located in Perth and Peel. This relates to the relatively low-density population distribution in the Shire, the distance to sub-regional services and facilities in Midland, and, being on Great Eastern Highway, a convenient place to access.

3.3.2 Mundaring Town Initiative Masterplan

A Mundaring Town Initiative Masterplan¹⁹ was adopted by the Council in March 2017. The Masterplan outlines the Shire's vision for the Mundaring Town Centre:

- a destination of choice for the local community and visitors, with vibrant, attractive and popular public spaces and thriving pedestrian activity at street level;
- a mix of interesting and creative buildings and spaces that encompass a mix of the old and new, incorporating a design basis that reflects the materials, colours and character, particularly the trees and bushland, of Mundaring and the Perth Hills;

19 Calibre Professional Services Pty Ltd (March, 2017) Mundaring Town Initiative Masterplan

- buildings, including mixed-use buildings, that vary in height and extend up to five (5) storeys in the core of the Town Centre and three (3) storeys in the fringe;
- an increased residential density and a broad range of housing choices within and around the Town Centre. This includes residential above other uses in the core of the centre, and residential, including apartment buildings, on the fringe;
- considerable retail and commercial floorspace growth and a high degree of employment self-sufficiency; and
- a mix of activity, services and facilities that meet the needs of an expanded and more diverse Mundaring population and its visitors.

3.3.3 Mundaring Activity Centre Plan

Preparation of a Mundaring Activity Centre Plan followed on from Council adoption of the Mundaring Town Initiative Masterplan in March 2017. The need for an adopted Activity Centre Plan is required under SPP 4.2 and, at the time of writing, the Mundaring Activity Centre Plan is being negotiated with the WAPC prior to adoption. However, in its draft form the document already provides useful guidance for the Mundaring MPCF.

The **Vision** for the Activity Centre Plan is: **a thriving village lifestyle with a strong town centre.**

The Activity Centre Plan sets out the Shire's commitment to realising relevant elements of the through the Shire of Mundaring Local Planning Scheme No.4 and seeks to guide public and private investment in new development.

The Activity Centre Plan sets out land use, infrastructure, subdivision and development requirements including general and specific precinct-based requirements that will guide planning decision-making and shape the Mundaring Town Centre of the future.

As outlined in the Masterplan, actions that will drive change within the Mundaring Town Centre are:

- investing in **Place Making and marketing**. This includes improving streetscapes, creating vibrant and attractive public spaces and promoting a new and revitalised Town Centre identity.
- developing a **new civic and cultural heart** of the Town Centre that links the southern side and the northern side of the Great Eastern Highway together, creating reason for people to want to spend time here. This includes emphasising Nichol Street as the Town Centre spine, anchored by the retail area at one end and the Sculpture Park at the other
- **being investment ready** by ensuring that the regulatory framework is up to date and ready to facilitate change and new development, including encouragement for mixed use, flexibly designed developments alongside increased residential densities within and around the Town Centre.
- **leading the way** to overcome historical servicing difficulties, actively changing attitudes and promoting new investment in the Town Centre.
- **rationalising Shire owned land**, services and facilities to build funds to reinvest into the Town Centre and to encourage new investment by others. This involves leadership by the Shire to

proactively attract and secure wholesale and extensive new investment on both privately and publicly owned land.

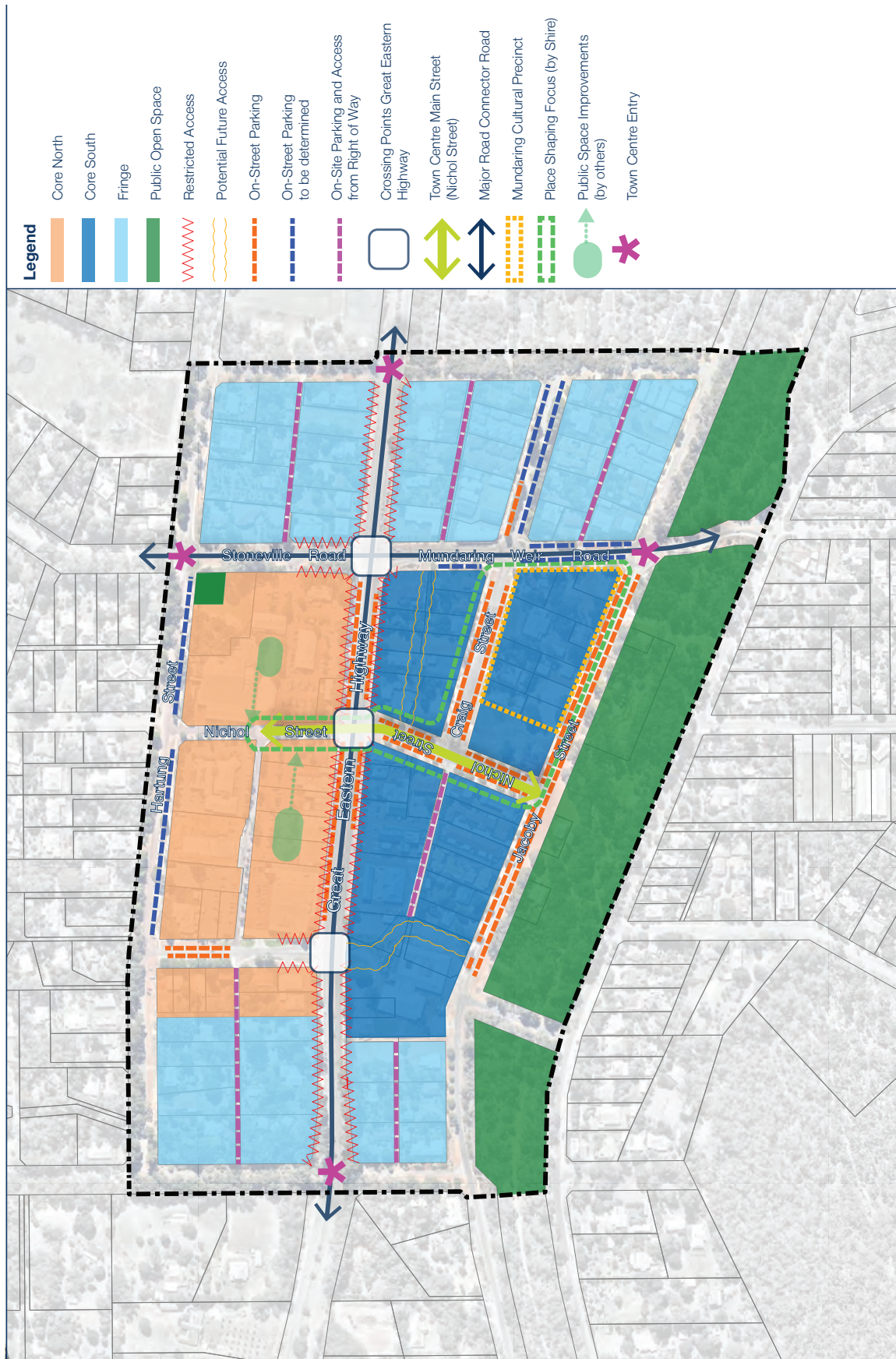
- **making it easier and safer to cross the Great Eastern Highway**, physically and visually connecting and linking all parts of the Mundaring Town Centre together.

The Activity Centre Plan map is shown in *Figure 4: Mundaring Activity Centre Plan map* which identifies a **Mundaring Cultural Precinct** within Core South. A height map in the Activity Centre Plan proposes a 20m height limit (approximately five storeys from natural ground level) in Core South.

Activity Centre Plan Outcomes relevant to the MPCF include:

- Nichol Street as an enhanced new Main Street
- Safely and conveniently crossing Great Eastern Highway
- Convenient and well-designed parking for long-term and short-term need
- Circulation routes, upgrade laneways and improved connectivity for all modes of transport
- All weather protection for pedestrians
- Activated street frontages and more vibrant and inviting public spaces
- Creativity and contemporary, artistic design in new buildings
- Mixed use buildings with flexible floor spaces at ground and first floor level
- New cultural and civic heart of Mundaring, for the community and visitors
- Increased building heights and densities
- Canopy tree planting.

Figure 4: Mundaring Activity Centre Plan map



4. EXISTING COMMUNITY INFRASTRUCTURE IN MUNDARING TOWN CENTRE

4.1 Capacity and suitability of existing community facilities and services

In mid-2019, an audit of existing community facilities and services within Mundaring was undertaken by the consultants with assistance from the Shire. This included interviews with facility managers and service providers, a community survey and business questionnaire. The audit identified 26 community facilities located within the Mundaring Town Centre and three additional community facilities outside the Town Centre that provide for special interest groups, creative and education interests and childcare services.



4.2 Facilities audit

In addition to the above-mentioned 2019 audit, the consultant team undertook site visits and desk-top review to complete a preliminary audit of existing community facilities and services. **Table 3: Audit of existing community facilities** summarises the existing facilities and services, with a focus on whether or not the uses are suited to co-location within the MPCF (final column).

Table 3: Audit of existing community facilities

Facility	Ownership	Map no.	Hierarchy	Functionality	Accessible	Well located	Capacity	Adaptability	CPTED	Asset sustainability	Condition	Suited to co-location
Albert Facey Library	C	14	N	N	L	Y	N	N	Y	N	N	Y
Mundaring Hall	C	14	N	N	Y	Y	N	Y	Y	Y	N	Y
The Hub of the Hills	C	27	N	L	Y	Y	N	Y	Y	N	N	Y
CWA (building owned by CWA)	C	7	NA	Y	L	Y	Y	N	N	H	N	N
Child Health Clinic	C	29	N	N	Y	Y	N	N	Y	N	N	Y
Toy Library	C	29	NA	L	Y	Y	N	N	Y	N	N	Y
Scout Hall (also used by Guides)	C	3	NA	Y	L	Y	Y	Y	Y	H	N	L
Sculpture Park playground	C	6	Y	Y	Y	Y	Y	L	Y	Y	Y	L
Shire Administration	C	9/10	Y	Y	Y	Y	Y	NA	Y	Y	Y	N
Sculpture Park	C	2	NA	Y	Y	Y	Y	NA	Y	Y	Y	L
Historical Society	C	4	NA	L	L	Y	Y	N	Y	H	Y	L
War Memorial and Rose Garden	A	36	NA	N	Y	Y	N	N	Y	H	Y	Y
Visitor Centre /museum	A	37	N	N	Y	Y	N	N	Y	H	N	L
Skatepark (existing)	A	40	N	N	N	N	N	N	N	N	N	Y
Riseborough Reserve	A	40	Y	Y	L	Y	Y	Y	Y	Y	Y	N
Rise	F	22	Y	L	Y	Y	Y	N	Y	N	N	Y
Mundaring Art Centre	F	13	N	L	L	Y	N	L	Y	H	H	L
RV parking	F	18/19	NA	N	L	L	L	NA	Y	L	N	L
Mens Shed	F	26	Y	N	Y	L	N	N	Y	N	N	N
Public toilets	C	2,7	Y	Y	Y	Y	N	NA	Y	N	Y	Y
Mundaring Adult Learning Centre	-	0	Y	L	L	N	L	Y	L	N	N	L
Childcare - Little Possums	-	0	Y	L	L	N	Y	N	L	L	Y	Y
Police	CC	15/16	Y	Y	Y	Y	Y	N	Y	NA	L	N
Ambulance	CC	28	Y	Y	Y	Y	Y	N	Y	NA	L	N
Telstra	GF	17	NA	Y	N	N	Y	N	Y	NA	N	N
Anglican Church	CC/P	32-35	NA	Y	Y	Y	Y	Y	Y	NA	NA	N
Uniting Church	CC	39	NA	Y	Y	Y	Y	Y	Y	NA	NA	N

<p>Assessment Criteria</p> <p>Ownership – land ownership C= Crown reserve Vested in Shire of Mundaring , A = A Class reserve, F = freehold by Shire of Mundaring, GF = Government freehold, CC= Crown reserve vested in others, P = Private</p> <p>Map no. - reference number as per the Existing Land and Public Facilities Map with O denoting facilities outside the Townsite</p> <p>Hierarchy – suitable for use as a district facility that meets the needs of Shire catchment</p> <p>Functional – meets the requirements of the current use</p> <p>Accessible – provides access, parking and toilets suitable for wheelchair and universal access</p> <p>Well located - visible and central within the town centre, no conflict with nearby uses</p> <p>Capacity - suited to the needs of the current population and users</p> <p>Adaptability – can be adapted for other uses and is multi use</p> <p>CPTED – Crime prevention through environmental design</p> <p>Asset sustainability – asset is financially and environmentally sustainable</p> <p>Condition– asset condition and amenity suited to promote civic values and image</p> <p>Suited to co-location – use suited to co-location within the MPCF</p> <p>Rating</p> <p>Y= Yes (green shading indicates use is suitable for co-location within the MPCF)</p> <p>N = No (red shading indicates unsatisfactory facility performance)</p> <p>L= limited</p> <p>H= Heritage building</p> <p>NA = not applicable</p>
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To some extent, the Mundaring Townsite has many of the facilities typically required of a district-level community hub. However, Mundaring has these facilities spread across various venues, sometimes with duplication, overlapping functions and inefficiencies that impact financial sustainability. Most of the facilities are ‘tired’ and lack the capacity, form, amenity and efficiencies required of a contemporary district-level facility.

The audit has identified gaps in provision, particularly in facilities and services that cater for young people, and spaces and facilities that enable incidental and informal social interaction and townsite activation that would enhance cultural development and sense of place. There is also a lack of office space for co-working, service providers and volunteer groups. With an expected post-COVID-19 pandemic trend for more people to work from home, and people seeking to ‘re-localise’, there will be increased need for co-working spaces and social gathering opportunities.

The gaps in facilities identified in the audit included the following (*those in bold type potentially could be co-located in the MPCF*):

- **youth centre**
- **kindergarten/creche**
- **exhibition and performance space**
- public square or outdoor meeting space for events and markets,

- **business and co-working space, business incubator, office space for not for profit, social service providers and volunteer groups**
- public transport station and interchange (with public toilet),
- **IT and computer spaces**
- **café**
- outdoor fitness,
- gym and indoor exercise
- an all-abilities playground.

4.3 Cultural

There is a strong cultural identity in Mundaring with connections to the natural environment and heritage of the town and district. The railway reserve and many heritage buildings and sites are a social and tourism asset.

There is a vibrant arts community well supported by the highly visible Mundaring Art Centre (MAC). The MAC operates from the Old Post building located on the corner of Nichol Street and Great Eastern Highway. It promotes the work of local artists and has a shop, small gallery and small workshop space. It runs classes and workshops and hosts exhibitions. The exhibition and workshop space are inadequate for larger events but the exposure on the main road is very beneficial. An exhibition and workshop space within the MPCF could support the operations of the MAC.

The Mundaring Museum is co-located with the Visitor Centre and is diagonally across Great Eastern Highway from the MAC. The Museum and Visitor Centre are ‘synergistic uses’ with tourists typically enjoying the opportunity to learn about the local area and places of interest. However, the Mundaring Old School House building is not well suited to the conservation of artifacts or museum display. The Museum is run by the Mundaring Historical Society which is located in the Old Station Masters House. The Society has two part-time staff funded by the Shire and a group of volunteers who assist with the acquisition, preservation, documentation and interpretation of the history and culture of the area. A larger, climate-controlled space for the museum may better suit the needs of the Historical Society and its collections.

Located outside the town centre area, at ‘Craigie House’ 3 Craigie Street is the Mundaring Adult Creative and Learning Centre (formerly known as Mundaring Sharing). The learning centre runs a book club, garden club, op shop, stained glass, pottery, upholstery, wood working, language, yoga and computer classes and



other interests with a changing term calendar. It is run by volunteers and provides a welcoming and informal environment for adults seeking to engage with others whilst pursuing their hobby. The rambling old house has several sheds and outbuildings that house some of the activities. There is a small meeting room and verandah and kitchen that is available for hire. The learning centre has been operating since 1978 and has a membership of over 200 people. There is some overlap in the courses run by the learning centre and other community facilities such as the library, the Hub, Men's Shed and MAC, however all serve a different need.

The War Memorial and Rose Garden are located next to the Old School House (Visitor Centre) adjacent to Great Eastern Highway. It has a small footprint (only 298m²) and is in an exposed position only metres from Great Eastern Highway that significantly limits its use for Anzac Day services and other events. It has been mooted that this could be moved into a town square or other suitable location where it could be better placed to serve the memorial function and accommodate larger gatherings.

Aboriginal cultural heritage is one aspect that is currently not well catered for in Mundaring and has been identified in the stakeholder and community engagement as something that is needed. The Shire's Community Strategic Plan identifies Aboriginal cultural heritage as a priority.



4.4 Health

Rise Network is a not-for-profit community care organisation and a National Disability Insurance Scheme (NDIS) provider located at 2 Craig Street Mundaring. Formerly known as the Hills Community Support Group, Rise offers programs to support people with physical and intellectual disabilities, crisis accommodation, support for families, respite for carers, transport services, home maintenance and domestic assistance it also provides youth services and aged care. Rise hosts a monthly Devonshire tea on the second Sunday morning when the local markets are taking place, and has fully accessible toilets. Rise owns three transportable buildings on the site. It is open to its membership and has a fee for service. Rise could potentially be located with the MPCF, requiring space for activities, offices and potentially shared consulting rooms for some of the services they provide.



Mundaring Men's Shed is located at 3205 Jacoby Street Mundaring opposite the Jacoby Park Playground. Originally formed as a men's health group it incorporated as the Mundaring Community Men's Shed in 2007.

With grant money and use of the old Mundaring fire station granted by the Shire the Men's Shed has attracted a membership of more than 140 men. The Men's Shed now has three buildings including a wood shop, metal shop and amenities room that serves as a computer room and office. The Men's Shed has recently entered into a new lease with the Shire to relocate from Jacoby Street to a large 6,500m² property on Wandeara Crescent Mundaring where it will use an existing Commonwealth grant to build new purpose-built premises to accommodate their growing membership and provide much need storage.



The Mundaring Child and Maternal Health Clinic is located on the corner of Mundaring Weir Road and Craig Street. The building is small and in poor condition and does not offer the space needed for mother's group meetings and effective delivery of services. This would be ideally located within the MPCF.

4.5 Education

A new library will be a major tenant for the MPCF. The current Albert Facey Library building is too small to house the collection and to host community activities such as 'Rhyme Time' or educational groups. The collection is stacked high to fit into the small space and is not accessible to all. There are no public toilets in the library, only a staff toilet. The library cannot provide the services and perform its role and function supporting the educational, cultural and social wellbeing of the community in its current form. The building also contains asbestos products.

Mundaring Toy Library is a volunteer run organization that is co-located with the Child Health Clinic. This building is cramped and unsuited to the clinic and the toy library needs. Co-location of child health and the toy library is a good relationship and co-location with the main library as practiced elsewhere (e.g. Darius Wells, Kwinana) and all within the new MPCF would be beneficial.

4.6 Sport and recreation

Riseborough Recreation Ground immediately east of the Town Centre is used for soccer and cricket and also has a tennis club and club rooms, changerooms and pavilion. On the north-western edge of the reserve close to Chipper Street and the Town Centre is where the skate park is located. The skate park is not integrated with the other sporting facilities and is very basic and in need of an upgrade. The current location is not ideal being hidden from view, lacking integration with other activities and not well connected to the town. It is suggested that the skatepark, together with a new pump track, be located within the civic precinct area in close proximity to a youth centre that is either within the MPCF or stand-alone.

Children and young people's needs are not well met in the town. Those aged under 24 comprising 30% of the Mundaring Shire population, 17.4% are under 14, a similar percentage to those over 65 16% yet their needs are less well met outside formal education and organized sport. There is a requirement for informal social interaction and cultural and hobby activities as well as recreational pursuits. Mundaring has good bike trails

and attracts riders and walkers from the Perth-wide catchment. The above-mentioned pump track and bike facilities could serve local and tourist needs

The ‘Hub of the Hills’ Community Centre located at 8 Craig Street is a venue that hosts several community groups including seniors exercise and games groups, hairdresser, social groups and Helen O’Grady children’s drama. The building has an office, commercial kitchen and four main rooms including the main hall with stage and other smaller rooms suited to smaller groups. It is available for hire when not being used for its extensive calendar of events and holds up to 200 people. It has fully accessible toilets, dedicated disability access and gopher parking at the rear.



4.7 Special interest groups

The Mundaring Scout and Guides Hall is located at 2995 Jacoby Street Mundaring and caters for young people aged 6-26. The Scout Group has a lease and is satisfied with the facility and location as it provides access to outside spaces for adventure activities and has good storage for their equipment. The hall is used one afternoon a week by the Guides. The facility is kept maintained by matching grant funding from the Shire.

The Country Women’s Association (CWA) building is located in a prominent position immediately east of the children’s playground and west of the Mundaring Weir Road and Jacoby Road roundabout. The membership of the CWA has decline in recent years and the building owned by the CWA is in poor condition. The toilets associated with the building are maintained by the Shire and used by people visiting the adjoining playground.

4.8 Conclusion

The ability of the Shire of Mundaring to expand the scope and scale of its programs for building human and social capital is currently constrained by the location, capacity and suitability of many of the existing facilities, thereby limiting community access to these services.

5. COMMUNITY FACILITY NEEDS ASSESSMENT

5.1 Community facilities as social drivers

Community facilities play a key role in supporting the wellbeing of communities. These facilities are vital to all, including disadvantaged groups, by helping provide access to social support, education and services. They are important to those who may become, or are, socially isolated due to age, disability or cultural and language barriers. Such facilities provide opportunities for communities to come together and form friendships and share common interests. The existing facilities in Mundaring are well used and have strong memberships, but are hampered in service-delivery due to fragmented and ageing facilities.

The stakeholder and community engagement, and facilities audit undertaken, have identified that there are gaps in provision, particularly for young people, and in opportunities to activate the Town Centre and see people gather to enjoy and celebrate and build the attributes that are held dear - such as the natural environment and the 'artsy vibe' of Mundaring.

5.2 Community facilities as economic drivers

As described in 2.2.2, there is growing international recognition that investment in human and civic assets are core foundations to economic prosperity. Communities that offer opportunities for development of strong human and social capital act as magnets for investment, growth, and economic development.

Mundaring has a strong arts community and cultural heritage (including Aboriginal heritage) that, although in some areas is well supported, is still under-recognized and under-utilised in the community. The inclusion of co-worker spaces or business incubator, re-location and upgrading of the Visitor Centre, a new Museum, and engaging with community and business groups such as the Mundaring Chamber of Commerce would assist citizens to showcase and build upon these assets.

5.3 Consultation

Engagement with stakeholders is an essential part of undertaking a community needs assessment for the MPCF. Consequently, an engagement strategy was developed by the consultant team and the Shire and implemented from early in the project.

The engagement seeks to support the planning and delivery of the MPCF by ensuring it is informed by, and consistent with, the needs of the community, now and into the future. To facilitate community involvement in the planning for the new facility, a number of engagement tools were employed. These included:

- advertisements in the local *Hills Gazette*
- newspaper posters and flyers distributed at Shire community facilities and Shire Administration Centre
- a project portal on the *Engage Mundaring* website
- facility needs survey
- stakeholder interviews
- stakeholder and community workshops

- workshop with Councillors and Shire executive staff
- Stage One Consultation Report
- community newsletter (as a result of COVID-19 restrictions).

At the outset of the project, letters inviting participation and providing project team contact details were sent to stakeholders, schools and service providers, landowners and businesses, facilities users and those residents within the project study area. Further information on engagement can be found in the Stage 1 Consultation Report (refer *Appendix B*).

5.3.1 Engage Mundaring portal

The Shire of Mundaring website has an *Engage Mundaring* portal which is an online consultation and communication tool dedicated to informing the community about projects and community events and enabling people to “have your say!” by sharing their thoughts, participating in surveys, vote in polls, participate in conversations and telling the Shire their ideas for the local community.

The *Engage Mundaring* portal enables households to participate in online discussions, keep abreast of current projects and provides opportunities for involvement.

A page on the MPCF project went live on *Engage Mundaring* on the 1st October 2019. The page included a project overview, invitations to project events, a project calendar and timeline, background documents, a list of frequently asked questions and the link to a facility needs survey until submissions closed on the 30th November 2019.

The *Engage Mundaring* project page is a live engagement format that is updated throughout the project. Examples of project documents that have appeared on the portal include an on-line community survey, responses to frequently asked questions, a newsletter and a link to the Stage 1 Consultation Report (refer *Appendix A*). *Figure 5: Extract from Engage Mundaring portal* shows a recent update of the Mundaring MPCF page.

Figure 5: Extract from Engage Mundaring portal



5.3.2 Community survey

The Mundaring MPCF survey consisted of nine questions, five asked about facility use, suitability and needs, and four questions profiled the respondents name, age, household type and Mundaring residency.

Respondents to the survey provided strong feedback that although the facilities within Mundaring are well used and are well provided for, in the main, they need upgrading and updating to cater for a broader demographic - particular youth, children and young families.

Seniors housing and health facilities are needed. Access including bike facilities and public transport as well as safe pedestrian access were also strongly identified as being required. Meeting places and restaurants and cafes located in places of high amenity away from Great eastern Highway was requested. Fitness facilities including pump tracks, outdoor and indoor gyms and facilities for activities such as yoga, exercise classes and dance are needed.

5.3.3 Stakeholder meetings and interviews

Eighteen interviews were conducted with key stakeholder organisations and local businesses. Transport and access, collocation of facilities, land development and business and tourism growth were identified as key considerations. Adaptable and multi-uses spaces that also included shared spaces and a 'hills feel' were important design characteristic identified.

Those interviewed indicated that the services and facility itself should be attractive to youth and families and provide for multi-generational activities and interaction. They said that improved amenity and linking to both the town centre and Sculpture Park should be achieved through landscaping and building design.

5.3.4 Community workshops

Two Community workshops were held at the Mundaring Administration Centre in November 2019. The first workshop was for business and service providers and the second was open to all interested members of the community.

Workshop participants were broadly in favour of 'natural buildings' or a cluster of buildings not too bulky set within a landscaped setting and linked to and reflecting the natural environment and local heritage.

The list below identifies the key points raised:

- Multi- use facility is needed - there is an overall need for upgrading of existing facilities and inclusion of more facilities and activities for youth.
- It should be multi-generational and encourage interaction
- Visibility and access important
- Attract locals and tourists
- Showcase environmental and sustainable development and living



- Integrated and natural feel
- Locate south of Great Eastern Highway, not on Highway but with high visibility and good access
- “Future proof” for growth, and adaptable.

An additional workshop was conducted with The Youth CREW (TYC) in March 2020. The TYC is a local voice for young people facilitated by the Shire.

Responses from TCY were closely aligned with that from other sources. They predominantly favoured a campus-style cluster over a large single building but could see the merits in both configurations but did not support retaining the existing facilities. The TYC considered that the things that are uniquely Mundaring and could be a regional youth attraction including walking and cycling trails, night markets and the Sculpture Park should be integrated with the development of the MPCF.



Aspirations for the facility included a large warehouse-like space that could include a range of activities and be linked to outside and the library as well. IKEA has an indoor space for children and something like this could be built for youth and children. Also, a “cool space” with a loungeroom-like space that is comfortable for “hanging out”. This large space could also include an indoor active recreation such as half-court for ball games, skate area, etc. The feel should be a place with “an artsy vibe”, including shops suited to youth interests, and a dining/entertainment precinct and a great playground for fitness and young people.

5.3.5 Summary of consultation

In summary, the engagement identified broad community support for the concept of a community multi-purpose facility located south of Great Eastern Highway. There was agreement that collocation of facilities would be beneficial and that this could be achieved either in a single large building or a campus-style development.

The ‘look and feel’ of the facility should be consistent with a ‘Mundaring hills style’, built from natural materials and showcase sustainable development. Although there is existing provision of community facilities it was identified that many are in need of upgrading and that youth needs are not well catered for.



The opportunities from land assembly to enable re-development of the town centre and provide a greater diversity of housing are supported. There is a recognised need to cater for local residents that may wish to down-size in retirement or for those without an interest in maintaining a larger residential lot to still live in a hills setting.

There is a need for supported accommodation and a small hospital/medical facility. The latter is normally provided by the State Government or private sector but could potentially benefit from good proximity to the MPCF. Similarly, supported accommodation is generally a State Government, not-for-profit or private sector initiative that would have some synergies with the MPCF. An outdoor area for exercise equipment and facilities supporting biking and walking were identified both for residents and to support the existing tourist market, and to build this sector. A heated or hydrotherapy pool was identified as desirable. This could be accommodated within a retirement facility and open to the community such as in Kalamunda, Busselton and elsewhere.

Multi-use shared facilities for small business including consulting rooms and meeting rooms for short-term appointments were identified for inclusion. This would support those working from home and help stimulate start-up business and local economic development.

Large indoor and outdoor meeting spaces for events, concerts, exhibitions and classes were identified as needed. Responses indicated support for a place with an “artsy vibe” with a cluster of mixed uses including eateries and shops suited to a more diverse population including youth and visitors but not replicating or competing with existing businesses.

5.4 Summary of needs assessment

The need for a civic heart and cultural precinct identified in previous planning for the future development of the Mundaring townsite, has been affirmed by the work undertaken to assess the social infrastructure needs of the community. There is evidence to support the rationalization of a range of civic and community facilities and to create an integrated new MPCF.

The audit of community facilities was undertaken in consultation with community and service providers. It found that although the facilities within Mundaring are well used and are well provided, mostly these require to be upgraded to cater for a broader demographic particular youth, children and young families with kindergarten/childcare/crèche and a youth centre required. There are gaps in provision to support social interaction across all age groups, a need for spaces to sustain service provision by no- for-profit and volunteer service providers and a requirement for co-working spaces and economic development.

More seniors housing and health facilities are needed additional to the Yalamabee Village that currently provides 53 units and 43 residential care rooms, and the Rise Network and Hub of the Hills services. There is a need for supported accommodation and a small hospital/medical facility (noting the earlier comment about responsibilities for these particular services). A heated or hydrotherapy pool was identified as desirable. This could be accommodated within a retirement facility and open to the community as in Kalamunda, Busselton and elsewhere.

Access including bike facilities and public transport as well as safe pedestrian access were also strongly identified as being required. Meeting places and restaurants and cafes located in places of high amenity away from Great Eastern Highway were requested. Fitness facilities including pump tracks, outdoor and indoor gyms and facilities for activities such as yoga, exercise classes and dance are needed.

The review identified the need for a modern library, exhibition spaces, large space for concerts and events, shared multi-use spaces, facilities that are affordable to lease, build and maintain, collocated to form a precinct with outdoor spaces, and having a ‘hills feel’. The MPCF should complement, not duplicate, existing commercial businesses.

5.5 Meeting community facility needs

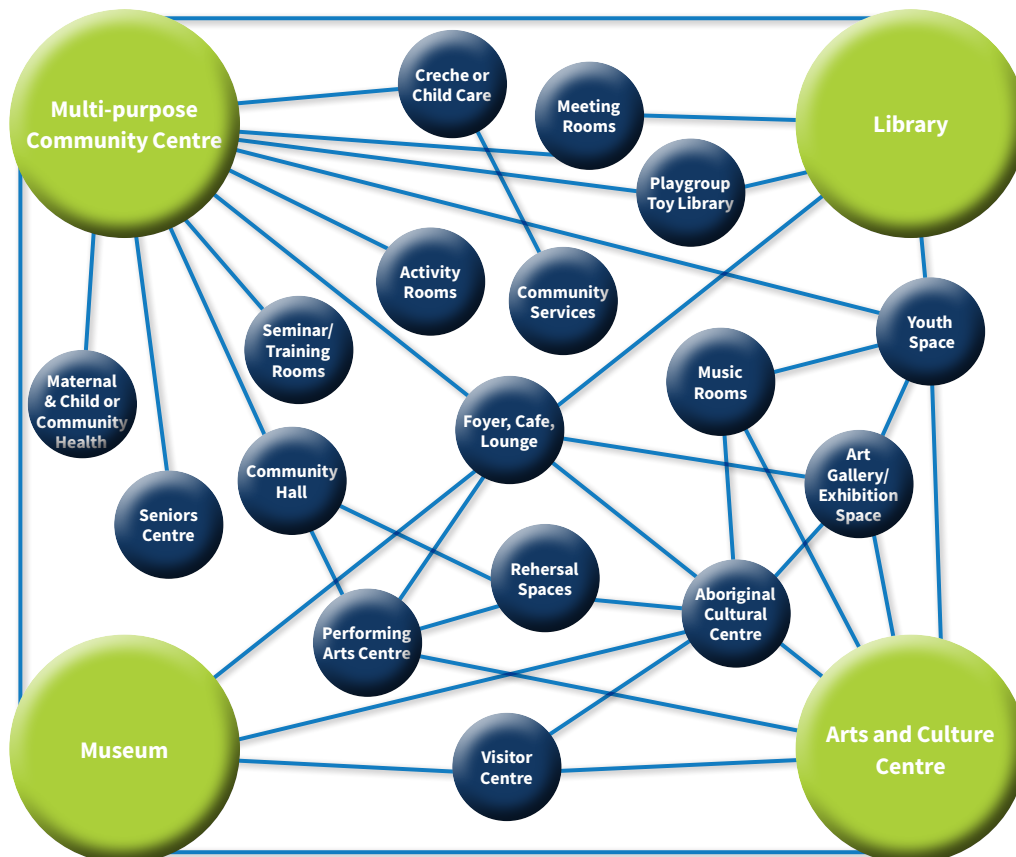
Community facilities provision for the Mundaring MPCF should be focused around ‘principal uses’ that provide the platform for an integrated approach to social infrastructure within a community hub. Where possible, the facilities should:

- be flexible and multi-use to encourage cost-sharing and efficient administration
- provide members of the community with convenient access to a wide range of services and facilities
- create an active and inviting public domain that contributes to the sense of place and encourages people to interact
- have a civic quality, ‘hills style’ architecture and level of amenity that identifies them as part of an important precinct in the Mundaring town centre.

5.5.1 Facility linkages

Figure 6: Conceptual Facility Linkages illustrates functional linkages between the community uses and potential community facilities. The figure is not exhaustive and there are a range of specific uses and organisations that are not shown. As planning advances for the Mundaring MPCF, consideration should be given as to whether such uses and organisations relocate from existing premises into the new MPCF. The Mundaring Men’s Shed is not identified as a candidate for the MPCF due to agreed relocation to a much larger site off Wandeara Crescent in the light industrial area that is better suited to their needs, including space for storage and future expansion, unlike the existing temporary premises on Jacoby Street.

Figure 6: Conceptual Facility Linkages



5.5.2 Facilities provision

The needs analysis indicates that in order to meet community services needs, the ‘principal uses’ and ‘other uses’ of the Mundaring MPCF should be those shown in **Table 4: Mundaring Community Facility Needs**.

Table 4: Mundaring Community Facility Needs

Principal Uses	Other Uses
Multi-purpose Centre	Community hall /venue space seating 200-400 people
	Seminar/training rooms
	Meeting rooms
	Multi-purpose activity rooms
	Crèche or child care or outdoor play area
	Foyer, café and lounge
	Commercial size kitchen
	Function room
	Visitor centre
	Community services offices (not-for-profit sector and agencies)
	Amphitheatre or outdoor event space
	Management office space
Library	Technology hub
	Display / exhibition space
	Seminar/training rooms
	Playgroup / toy library
	Crèche or Child Care
	Foyer, café and lounge
	Management, preparation and storage space
Hub of the Hills Community Centre	Hall seating 200+ people (suited carpet bowls, public bingo etc)
	Activity rooms
	Commercial size kitchen
	Hairdressing salon
	Motorised mobility scooter parking
	Management and storage space
Maternal & Child or Community Health	Clinical rooms
	Meeting rooms
	Crèche for short-term child care
	Management office space

Arts and Culture Centre	Art gallery / exhibition space
	Arts/ crafts studio/workshop spaces
	Indigenous arts and culture
	Performing Arts Centre (inc. 200-400 seat theatre, studio theatre, rehearsal and music rooms, green room, function room, kitchen & bar)
	Management and storage space
Museum	Indoor exhibition space
	Outdoor exhibition space
	Presentation area
	Secure storage and restoration rooms
	Management office space
Youth Space	Café and 'chill out' space
	Skate park and pump track
	Casual recreation areas such as multi-use games area
	Meeting rooms
	Management office space

It is evident that a number of 'other uses' are common to more than one 'principal use'. Therefore, there are potential savings from combining some of the principal uses into one or more larger multi-purpose community facilities which will avoid or minimize unnecessary duplication of 'other uses'. However, this needs to be considered along with other relevant criteria in order to determine the optimum outcome.

6. MULTI-PURPOSE COMMUNITY FACILITY OPTIONS

In order to help determine the preferred spatial configuration of the Mundaring MPCF, three conceptual options were developed and shown to stakeholders and the community during consultation. The three options shared at that time reflect Options 1, 2, 4 below. An additional option (Option 3 below) was subsequently developed by the consultant team as a result of applying the assessment tools set out herein.

It is emphasized that the options are **conceptual only**, as future stages of the project will examine the recommended uses, spatial distribution and indicative building footprints of the MPCF.

6.1 Option 1: Rationalise and upgrade existing community facilities

Option 1 assumes that the majority of existing community facilities would remain in their current location and be subject to progressive upgrading largely within the constraints of their existing site and buildings.

A limited amount of rationalization could be expected, especially facilities not well used, in poor condition and where significant renovation or re-building would be cost-prohibitive.

Under Option 1, it would be expected there would be little or no change in the current land holdings with very little land freed up for alternative purposes.



6.2 Option 2: Community facility campus

Option 2 resembles an education campus with a clustering of buildings addressing Nichol, Craig and Jacoby Streets, with room between for a potential piazza or landscaped parkland.

It involves upgrading of selected existing facilities (especially on Nichol Street) and the replacement of most existing structures between Craig and Jacoby Streets.

Under this option, there would be limited co-location with more opportunity for single-purpose facilities or a limited number of tenants. If the buildings were single-storey, the large land take for each site would be expected to result in little or no change in the current land holdings with very little land freed up for alternative purposes



6.3 Option 3: ‘Hub plus’ multi-purpose community facility

Option 3 is conceptually the ‘Hub plus’ model relying on a core or ‘hub’ with the majority of uses occupying a large central building, together with linkages to nearby sites.

Under this option, a number of existing ‘fringe’ sites would be re-used or vacant sites developed, along with the substantial multi-purpose central building.

This option provides the opportunity for freeing up land that could potentially be used to contribute to the cost of construction of the MPCF.



6.4 Option 4: Single, stand-alone multi-purpose community facility

Option 4 involves the co-location of all community facilities into a large, stand-alone MPCF.

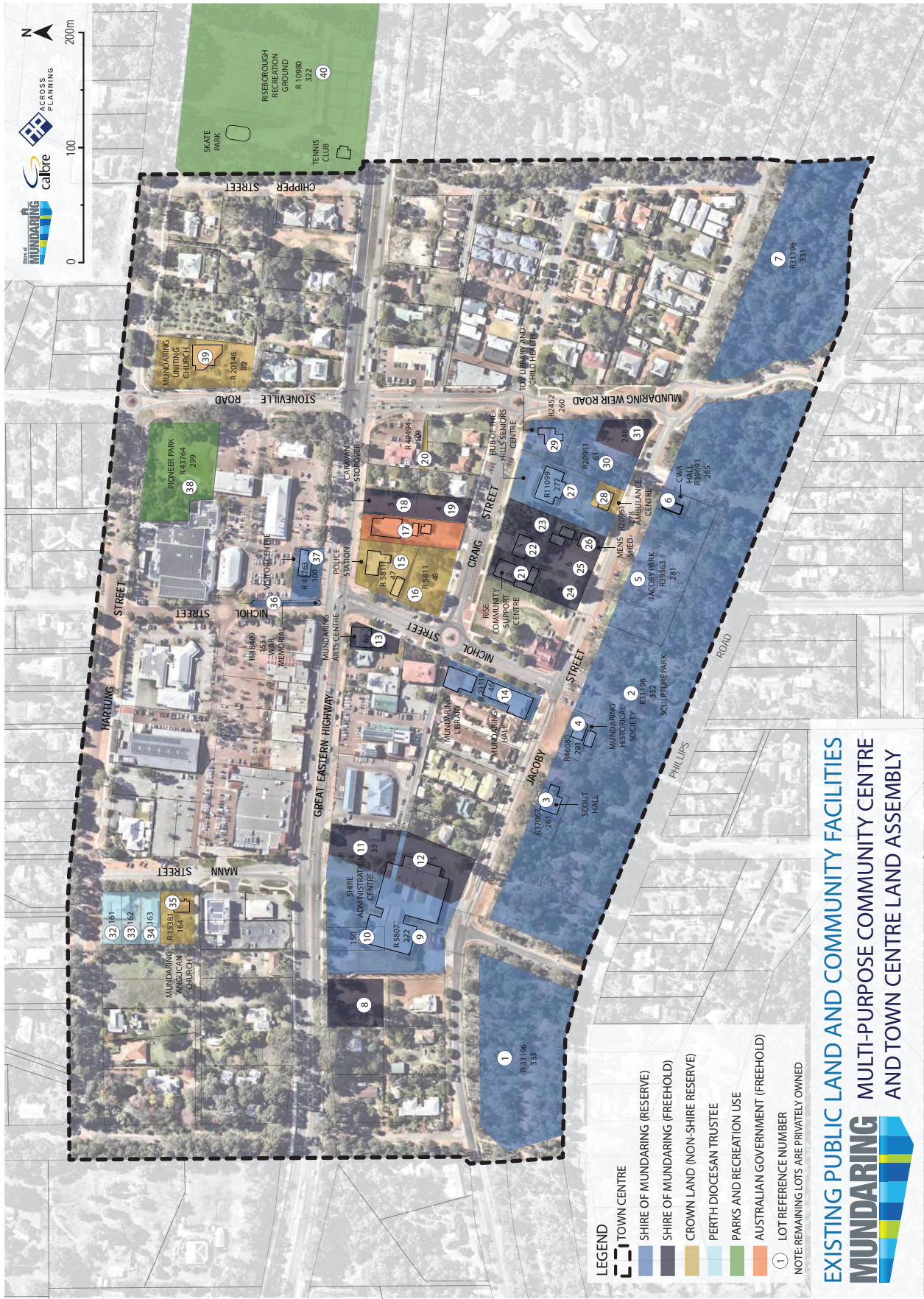
Under this option, most existing community facilities would be progressively closed and relocated into the new facility, potentially freeing up land that could potentially be used to contribute to the cost of construction of the MPCF. Although some of the land freed up would be Shire of Munding freehold land, most is Reserve (Crown Land) which may impede its alienation and sale to offset some of the construction cost of the MPCF. In addition, there are a number of existing facilities which have heritage or local significance and would therefore be very difficult to demolish or dispose of.



6.5 Selecting recommended option

Selecting a preferred option will ultimately be a decision of Council, having investigated and consulted on the matter. The information contained in the following sections has enabled the consultant team to provide a recommended option. The selection process commences with an analysis of existing public land and community facilities set out in *Figure 7: Existing Public Land and Community Facilities*.

Figure 7: Existing Public Land and Community Facilities



7. LAND ASSEMBLY OPPORTUNITIES AND CONSTRAINTS

7.1 Potential land assembly by tenure

Land in the Mundaring Town Centre with potential to accommodate the Mundaring MPCF includes public and private land. The primary focus has been on public land, both Crown Reserve and freehold, as illustrated in the map shown in *Figure 7: Existing Public Land and Community Facilities*.

Table 5: Preliminary Assessment of potential Land provides a summary assessment of the 40 sites identified in the map. Additional information on each site can be found in *Appendix C: Property Information and Facilities Matrix*.

Table 5: Preliminary Assessment of Potential Land

Land parcel	Map Ref.	Opportunities	Constraints	Conclusion
Shire of Mundaring (Reserve)				
Reserve 31196 Parklands reserve (vacant)	1	Large site (5.3ha) Existing heritage trail Good proximity to Shire Administration Centre Dual street frontage Shire power to lease	Municipal heritage listing Substantial remnant vegetation Bushfire risk Isolated from other community facilities Southern-western extremity of town centre C Class reserve	Exclude from further consideration for MPCF
Reserve 31196 Sculpture Park	2	Large site (3.8ha) Existing heritage trail and sculpture park Reasonable proximity to other community facilities Visibility down Nichol Street Shire power to lease	Municipal heritage listing Substantial remnant vegetation Bushfire risk South-western extremity of town centre C Class reserve Single street frontage	Some MPCF potential. May be suitable as a stand-alone facility
Reserve 37067 Scout and Guide Hall	3	Existing hall site (Scout and Guide hall) Newer building adjacent hall is in good condition Fair proximity to other community facilities Shire power to lease	Small site (1012m ²) Hall built in 1978, poor condition. Bushfire risk Existing lease to 31/12/2034 C Class reserve Single street frontage	Some MPCF potential. May be suitable as a stand-alone facility

Reserve 46080 Station Masters House	4	Existing Mundaring Historical Society Reasonable proximity to other community facilities Shire power to lease	Small site (809m ²) Municipal heritage listing Built in 1898, average condition Bushfire risk Southern extremity of town centre C Class reserve Single street frontage	Some MPCF potential. May be suitable as a stand-alone facility
Reserve 39693 Jacoby Park Playground	5	Medium size site (5955m ²) Popular children's playground Fair proximity to other community facilities Shire power to lease	Site substantially developed Municipal heritage listing Bushfire risk Southern extremity of town centre C Class reserve Single street frontage	Some MPCF potential. May be suitable as a stand-alone facility
Reserve 39693 CWA Hall	6	Existing CWA hall Shire power to lease	Small site (809 m ²) Hall owned by lessee - in poor condition Bushfire risk Southern extremity of town centre C Class reserve Single street frontage	Some MPCF potential. May be suitable as a stand-alone facility
Reserve 31196 Civic purposes (vacant)	7	Large site (5.1ha) Existing heritage trail Shire power to lease	Municipal heritage listing Substantial remnant vegetation Bushfire risk Isolated from other community facilities South-eastern extremity of town centre C Class reserve	Exclude from further consideration for MPCF
Reserve 5807 Civic Purposes	9	Large site (3.8ha) Part of Shire Administration Centre Combined site has dual street frontage Good exposure to Great Eastern Highway Shire power to lease	Majority of combined site already developed Built in 2000, good condition Municipal heritage listing Isolated from other community facilities C Class reserve	Exclude from further consideration for MPCF

<p>Reserve 21119 Hall and Library</p>	<p>14</p>	<p>Good proximity to other community facilities Multiple street frontage Good exposure to Nicholl Street Public bus stop on Craig St. Shire power to lease</p>	<p>Small site (2028m²) Hall built 1901, average condition Library built 1988, limited facilities, contains asbestos Municipal heritage listing</p>	<p>Some MPCF potential. May be suitable as a stand-alone facility</p>
<p>Reserve 24252 Civic Purposes (The Hub of the Hills Community Centre)</p>	<p>27</p>	<p>Medium size site (3509m²) with adjoining sites Good proximity to other community facilities Together with adjoining reserves has multiple road frontage (Jacoby Street, Craig Street and Mundaring Weir Road) Good exposure to Craig Street Public bus stop on Craig St. Part of Mundaring Culture Precinct # Shire power to lease</p>	<p>Built in 1981, average condition Building requires renovation or re-development C Class reserve</p>	<p>High potential for MPCF. May be suitable as part of a combined or stand-alone facility</p>
<p>Reserve 24252 Child Health Clinic</p>	<p>29</p>	<p>Good proximity to other community facilities Together with adjoining reserves has multiple road frontage (Jacoby Street, Craig Street and Mundaring Weir Road) Good exposure to Craig Street and Mundaring Weir Road Public bus stop on Craig St. Part of Mundaring Culture Precinct # Shire power to lease</p>	<p>Small site (1300m²) Age of building unknown, average condition C Class reserve</p>	<p>High potential for MPCF. May be suitable as part of a combined or stand-alone facility.</p>

<p>Reserve 20951 Kindergarten Site (vacant)</p>	<p>30</p>	<p>Vacant site Small site (2190m²) but has adjoining sites Good proximity to other community facilities Together with adjoining reserves has multiple road frontage (Jacoby Street, Craig Street and Mundaring Weir Road) Good exposure to Jacoby Street and Mundaring Weir Road Part of Mundaring Culture Precinct # Shire power to lease</p>	<p>Some remnant vegetation C Class reserve</p>	<p>High potential for MPCF. May be suitable as part of a combined or stand-alone facility.</p>
<p>Reserve 18409 War Memorial and Gardens</p>	<p>36</p>	<p>Dual road frontage Good exposure to Great Eastern Highway and Nicholl Street Reasonable proximity to other community facilities and retail precinct Potential for relocation</p>	<p>Small site (298m²) Municipal heritage listing A Class reserve Highway traffic issues</p>	<p>Exclude from further consideration of site for MPCF, but consider relocation</p>
<p>Reserve 43764 Visitor Centre and Hills Heritage Society</p>	<p>37</p>	<p>Old School Building built 1908, average condition Good exposure to Great Eastern Highway and Nichol Street Reasonable proximity to other community facilities Good proximity to retail precinct</p>	<p>Small site (1135m²) Municipal heritage listing A Class reserve (requires Parliamentary approval to alter) Highway traffic issues</p>	<p>Exclude from further consideration for MPCF</p>
<p>Shire of Mundaring (Freehold)</p>				
<p>Lot 5 Great Eastern Highway Water tanks</p>	<p>8</p>	<p>Good exposure to Great Eastern Highway</p>	<p>Small site (2023 m²). Could be combined with adjoining Shire Admin land, although Admin Centre built in 2000, good condition. May be needed for future expansion of admin centre Municipal heritage listing Isolated from other community facilities</p>	<p>Exclude from further consideration for MPCF</p>

Lot 150 Great Eastern Hwy Shire Admin Centre	10	Part of Shire Administration Centre Combined site has dual street frontage Good exposure to Great Eastern Highway	Small site (1011m ²) Majority of combined site already developed Built in 2000, good condition Municipal heritage listing Isolated from other community facilities	Exclude from further consideration for MPCF
Lot 33 Great Eastern Hwy Shire Admin Centre	11	Part of Shire Administration Centre Combined site has dual street frontage Good exposure to Great Eastern Highway	Small site (2023m ²) Majority of combined site already developed Built in 2000, good condition Municipal heritage listing Isolated from other community facilities Planned future road through portion Lot 33	Exclude from further consideration for MPCF
Lot 5 Great Eastern Hwy Shire Admin Centre	12	Medium size site (2646 m ²) Part of Shire Administration Centre Combined site has dual street frontage Good exposure to Great Eastern Highway	Majority of combined site already developed Built in 2000, good condition Municipal heritage listing Isolated from other community facilities Planned future road through portion Lot 5	Exclude from further consideration for MPCF
Lot 13 Great Eastern Hwy Mundaring Arts Centre	13	Dual road frontage Good exposure to Great Eastern Highway and Nichol Street Good proximity to Visitor Centre Reasonable proximity to other community facilities and retail precinct	Small site (810m ²) Built in 1925, average condition Municipal heritage listing	Some MPCF potential. May be suitable as a stand-alone facility
Lot 3 Great Eastern Hwy Parking Area	18	Together with Lot 4 has dual road frontage (GE Hwy and Craig Street) Vacant – apart from RV parking Good exposure to GE Hwy Reasonable proximity to other community facilities and retail precinct	Small site (1001m ²) although adjoins Lot 4 of similar size	Some MPCF potential. May be suitable as a stand-alone facility

Lot 4 Craig Street Parking Area	19	Together with Lot 3 has dual road frontage (GE Hwy and Craig Street) Vacant – apart from RV parking Public bus stop on Craig St. Reasonable proximity to other community facilities	Small site (1014m ²) although adjoins Lot 3 of similar size	Some MPCF potential. May be suitable as a stand-alone facility
Lot 7 Craig Street RISE Community Centre	21	Together with adjoining lots has dual road frontage (Craig Street and Jacoby Street) Building age unknown, average condition Good proximity to other community facilities Public bus stop on Craig St. Part of Mundaring Culture Precinct #	Small site (1037m ²) although adjoins other sites owned by the Shire	High potential for MPCF. May be suitable as part of a combined or stand-alone facility
Lot 5 Craig Street RISE Community Centre	22	Together with adjoining lots has dual road frontage (Craig Street and Jacoby Street) Building age unknown, average condition Good proximity to other community facilities Public bus stop on Craig St. Part of Mundaring Culture Precinct #	Small site (999m ²) although adjoins other sites owned by the Shire	High potential for MPCF. May be suitable as part of a combined or stand-alone facility
Lot 3 Craig Street Vacant	23	Together with adjoining lots has dual road frontage (Craig Street and Jacoby Street) Vacant site Good proximity to other community facilities Public bus stop on Craig St. Part of Mundaring Culture Precinct #	Small site (1027m ²) although adjoins other sites owned by the Shire	High potential for MPCF. May be suitable as part of a combined or stand-alone facility
Lot 8 Jacoby Street Vacant	24	Together with adjoining lots has dual road frontage (Craig Street and Jacoby Street) Vacant site Good proximity to other community facilities Part of Mundaring Culture Precinct #	Small site (986m ²) although adjoins other sites owned by the Shire	High potential for MPCF. May be suitable as part of a combined or stand-alone facility

Lot 6 Jacoby Street Vacant	25	Together with adjoining lots has dual road frontage (Craig Street and Jacoby Street) Vacant Good proximity to other community facilities Part of Mundaring Culture Precinct #	Small site (1024m ²) although adjoins other sites owned by the Shire	High potential for MPCF. May be suitable as part of a combined or stand-alone facility
Lot 4 Jacoby Street Mundaring Men's Shed	26	Together with adjoining lots has dual road frontage (Craig Street and Jacoby Street) Mundaring Men's Shed is proposing to relocate to LIA Existing lease expires 21/07/2020 Good proximity to other community facilities Part of Mundaring Culture Precinct #	Small site (997m ²) although adjoins other sites owned by the Shire Built 2014, good condition	High potential for MPCF. May be suitable as part of a combined or stand-alone facility
Lot 248 Jacoby Street Vacant	31	Corner Jacoby Street and Mundaring Weir Road Good proximity to other community facilities Part of Mundaring Culture Precinct #	Small site (1135m ²) although adjoins Shire reserves	High potential for MPCF. May be suitable as part of a combined or stand-alone facility
Crown Land (Non-Shire Reserve)				
Reserve 5811 Lot 47 Great Eastern Highway WA Police	15	Dual road frontage Good exposure to Great Eastern Highway and Nichol Street Reasonable proximity to other community facilities and retail precinct	Small site (2023m ²) although adjoins Lot 48 also reserved for Police purposes Police Station in average condition C Class Reserve WA Police wish to retain existing site	Exclude from further consideration for MPCF
Reserve 5811 Lot 48 Craig Street WA Police	16	Dual road frontage Good exposure to Nichol Street and Craig Street Good proximity to other community facilities Public bus stop on Craig St. Vacant WA Police willing to consider relinquishing south half of existing lot	Small site (2023m ²) although adjoins Lot 47 also reserved for Police purposes C Class Reserve WA Police wish to retain northern half of existing lot and have two vehicle access points to their site	Some MPCF potential. May be suitable as a stand-alone facility

Reserve 49494 Mundaring Weir Road Vacant	20	Good exposure to Mundaring Weir Road	Small site (193m ²) Right of Way (ROW) C Class Reserve Isolated from other community facilities	Exclude from further consideration for MPCF
Reserve 39183 Ambulance Depot	28	Together with adjoining reserves has multiple road frontage (Jacoby Street, Craig Street and Mundaring Weir Road) Good exposure to Jacoby Street Good proximity to other community facilities Part of Mundaring Culture Precinct # Potential to relocate depot to an emergency services hub	Small site (537m ²) C Class Reserve Requires negotiations with St John Ambulance who have a Management Order for the Reserve	High potential for MPCF. May be suitable as part of a combined or stand-alone facility
Reserve 15381 Anglican Church	35	Good exposure to Mann St. Good proximity to retail precinct	Small site (1340m ²) although adjoins three lots owned by the Perth Diocesan Trustees. Isolated from other community facilities Northern-west extremity of town centre C Class Reserve	Exclude from further consideration for MPCF
Reserve 20148 Mundaring United Church	39	Medium size site (3490m ²) Dual frontage to Stoneville Road and Hartung Street Good proximity to retail precinct Good proximity to retail precinct	Isolated from other community facilities Northern-east extremity of town centre C Class Reserve	Exclude from further consideration for MPCF
The Perth Diocesan Trustees				
Lot 161 Mann Street Anglican Parish	32	Dual frontage to Hartung Road and Mann Street. Good proximity to retail precinct	Small site (763m ²) although adjoins two other lots owned by the Perth Diocesan Trustees. Isolated from other community facilities Northern-west extremity of town centre	Exclude from further consideration for MPCF

Lot 162 Mann Street Anglican Parish	33	Good exposure to Mann Street Good proximity to retail precinct	Small site (763m ²) although adjoins two other lots owned by the Perth Diocesan Trustees. Isolated from other community facilities Northern-west extremity of town centre	Exclude from further consideration for MPCF
Lot 163 Mann Street Anglican Parish	34	Good exposure to Mann Street Good proximity to retail precinct	Small site (763m ²) although adjoins two other lots owned by the Perth Diocesan Trustees. Isolated from other community facilities Northern-west extremity of town centre	Exclude from further consideration for MPCF
Parks and Recreation Use (Shire Reserve)				
Reserve 43764 Pioneer Park	38	Medium size site (4918m ²) Good proximity to retail precinct Dual road access Good exposure to Stoneville Road	Isolated from other community facilities Northern extremity of town centre Only public green space in Mundaring town centre C Class reserve	Exclude from further consideration for MPCF
Reserve 10980 Riseborough Recreation Ground	40	Large site (5.7ha) Active recreational uses Includes skate park	Close to sports facilities, but isolated from other community facilities Outside town centre Only active sports reserve near town centre A Class reserve (requires Parliamentary approval to alter)	Exclude from further consideration of site for MPCF, but consider relocation of skate park
Australian Government (Freehold)				
Lot 49 Great Eastern Highway Telstra	17	Dual road frontage Good exposure to Great Eastern Hwy and Craig Street Southern third of site fronting Craig Street is vacant Public bus terminus on Craig St.	Small site (2022m ²) Telstra Corporation telecommunications exchange Vehicle access to Craig Street would need to be retained	Some MPCF potential. May be suitable as a stand-alone facility

Mundaring Culture Precinct identified in *Mundaring Activity Centre Plan*

The analysis in *Table 5: Preliminary Assessment of potential Land*, suggests that the focus for the Mundaring MPCF hub should be between Great Eastern Highway and Jacoby Street, generally between Nichol Street (either side) and Mundaring Weir Road.

7.2 Prospective land assembly sites

7.2.1 Public land

Investigations for the MPCF have concentrated on publicly-owned land due to:

- the majority of existing community facilities occupy public land
- provision of community facilities is an important function of all levels of government
- typically, more flexibility to implement development or change of use compared to privately-owned land
- normally cost-effective for ratepayers and taxpayers by utilizing existing assets.

Figure 8: Public Land shows publicly-owned land in the Town Centre. As the analysis in *Table 5: Preliminary Assessment of potential Land* has shown, the focus for the Mundaring MPCF hub should be the civic precinct identified in the Activity Centre Plan, together with limited other sites in relatively close proximity.

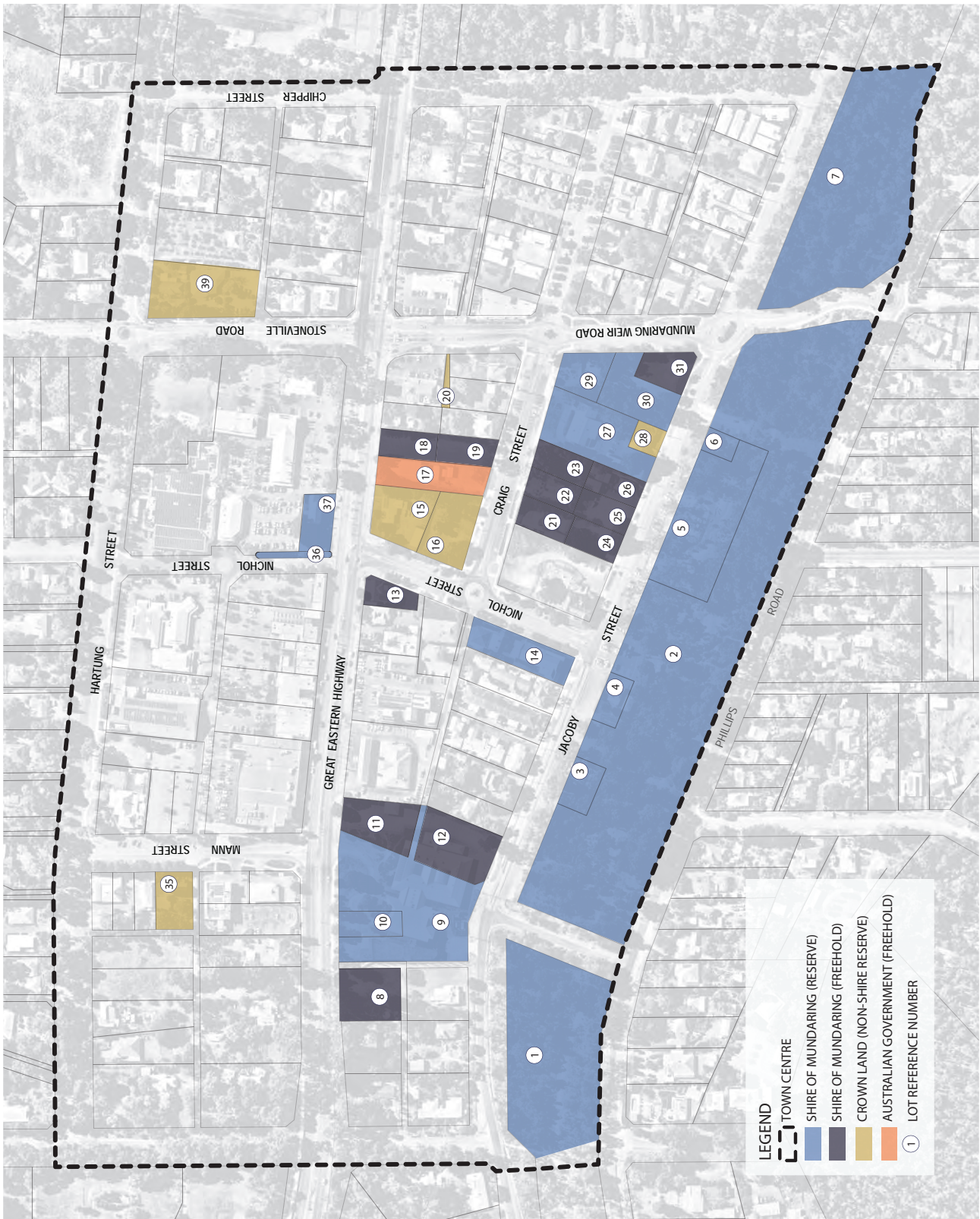
The majority of this public land is Shire Reserve (Crown Land vested in the Shire) or Shire land in freehold ownership. In the area bounded by Craig Street, Mundaring Weir Road and Jacoby Street, there is currently approximately 7,000m² of Crown Reserve vested in the Shire for community uses, although some of this remains vacant. Immediately west of this Reserve land are six lots owned in freehold by the Shire which, together with the vacant lot on the corner of Mundaring Weir Road and Jacoby Street, comprise some 7,200m².

Reserved land is usually subject to Management Orders that restrict its use. While a Management Order may need to be reviewed to facilitate a change of use, it would generally be expected that replacement community facilities would be acceptable to the State Government (on behalf of the people of Western Australia).

With freehold land, the Shire has greater flexibility and is able to consider a wide range of uses for this land, including to develop and use the land for public purposes or to lease or sell to generate revenue or utilized to catalyze development. If the optimal outcome for the MPCF were to benefit from an exchange of Reserve land for Shire freehold land, then an approach could be made to the State Government to allow such a land swap.

Should the Council choose to integrate a range of functions as a combined MPCF, there are a range of land assembly sites which would be available.

Figure 8: Public Land



The preliminary assessment of potential land summarized in *Table 5: Preliminary Assessment of Potential Land*, has identified 11 land parcels that have high potential for development of the Mundaring MPCF, and 11 land parcels with some potential. *Table 6: Prospective Land Assembly Sites for MPCF* lists each of the prospective sites, plus one private landholding (Lot 501) Jacoby Street.

Table 6: Prospective Land Assembly Sites for MPCF

Land parcel	Address	Map Ref.
High potential for MPCF		
Lot 7 Craig Street RISE Community Centre	2 Craig Street	21
Lot 5 Craig Street RISE Community Centre	4 Craig Street	22
Lot 3 Craig Street Vacant	6 Craig Street	23
Lot 8 Jacoby Street Vacant	3165 Jacoby Street	24
Lot 6 Jacoby Street Vacant	3185 Jacoby Street	25
Lot 4 Jacoby Street Mundaring Men's Shed	3205 Jacoby Street	26
Reserve 24252 The Hub of the Hills Community Centre	8 Craig Street	27
Reserve 39183 Ambulance Depot	3245 Jacoby Street	28
Reserve 24252 Child Health Clinic	6 Mundaring Weir Road	29
Reserve 20951 Kindergarten Site (vacant)	3275 Jacoby Street	30
Lot 248 Jacoby Street Vacant	3315 Jacoby Street	31
Some potential for MPCF		
Reserve 31196 Sculpture Park	Jacoby Street	2
Reserve 37067 Scout and Guide Hall	Jacoby Street	3
Reserve 46080 Station Masters House	Jacoby Street	4
Reserve 39693 Jacoby Park Playground	Jacoby Street	5
Reserve 39693 CWA Hall	Jacoby Street	6
Lot 13 Great Eastern Highway, Mundaring Arts Centre	7190 Great Eastern Highway	13
Reserve 21119 Hall and Library	1 Nichol Street	14
Reserve 5811 Lot 48 Craig Street, WA Police	1 Craig Street	16
Lot 49 Great Eastern Highway, Telstra	7280 Great Eastern Highway	17
Lot 3 Great Eastern Highway, Parking Area	7300 Great Eastern Highway	18
Lot 4 Craig Street, Parking Area	Craig Street	19
Lot 501 Jacoby Street, Mundaring Hotel site	Jacoby Street	501#

Refer Prospective Sites plan

7.2.2 Private land

Privately-owned land could potentially be secured for the Mundaring MPCF but, practically, this should only be considered if:

- there is inadequate publicly-owned land;
- the location or circumstances of the public land is inappropriate for the MPCF; or
- the owner of suitable private land is willing to enter into a land exchange with the Shire and/or the State of Western Australia to exchange Crown and freehold land.

Private land between Great Eastern Highway and Craig Street includes a fast food outlet and four residential properties. With ample publicly-owned land within the focus precinct, there is little justification for inclusion of these properties for the MPCF.

Between Craig Street and Jacoby Street, the only private property is **Lot 501 Jacoby Street** which has an area of 4046m² and contains the historic Mundaring Hotel. The northern half of the site is currently vacant. Preliminary discussions with the property owners as part of stakeholder consultation for the Mundaring MPCF indicated a willingness to consider development options, such as a potential land swap. Given the strategic location of Lot 501 and the vacant status of its northern half, it has been included in **Table 6: Prospective Land Assembly Sites for MPCF** and **Figure 9: Prospective Sites** signifying some potential for the Mundaring MPCF, and worthy of further consideration. In the event a land swap is investigated, it should involve portion of the Crown land (Shire reserve) or Shire freehold land (Sites 1-27 and 29-30).

Figure 9: Prospective Sites



8. OTHER OPPORTUNITIES AND CONSTRAINTS

In addition to assessment described above, there are a range of other opportunities and constraints that are relevant in considering a preferred option for the MPCF. Two of these, movement and townscape, are discussed below.

8.1 Movement

The principal movement elements influencing the proposed MPCF are:

- pedestrian access
- vehicle access
- parking
- bus terminus
- heritage trail.

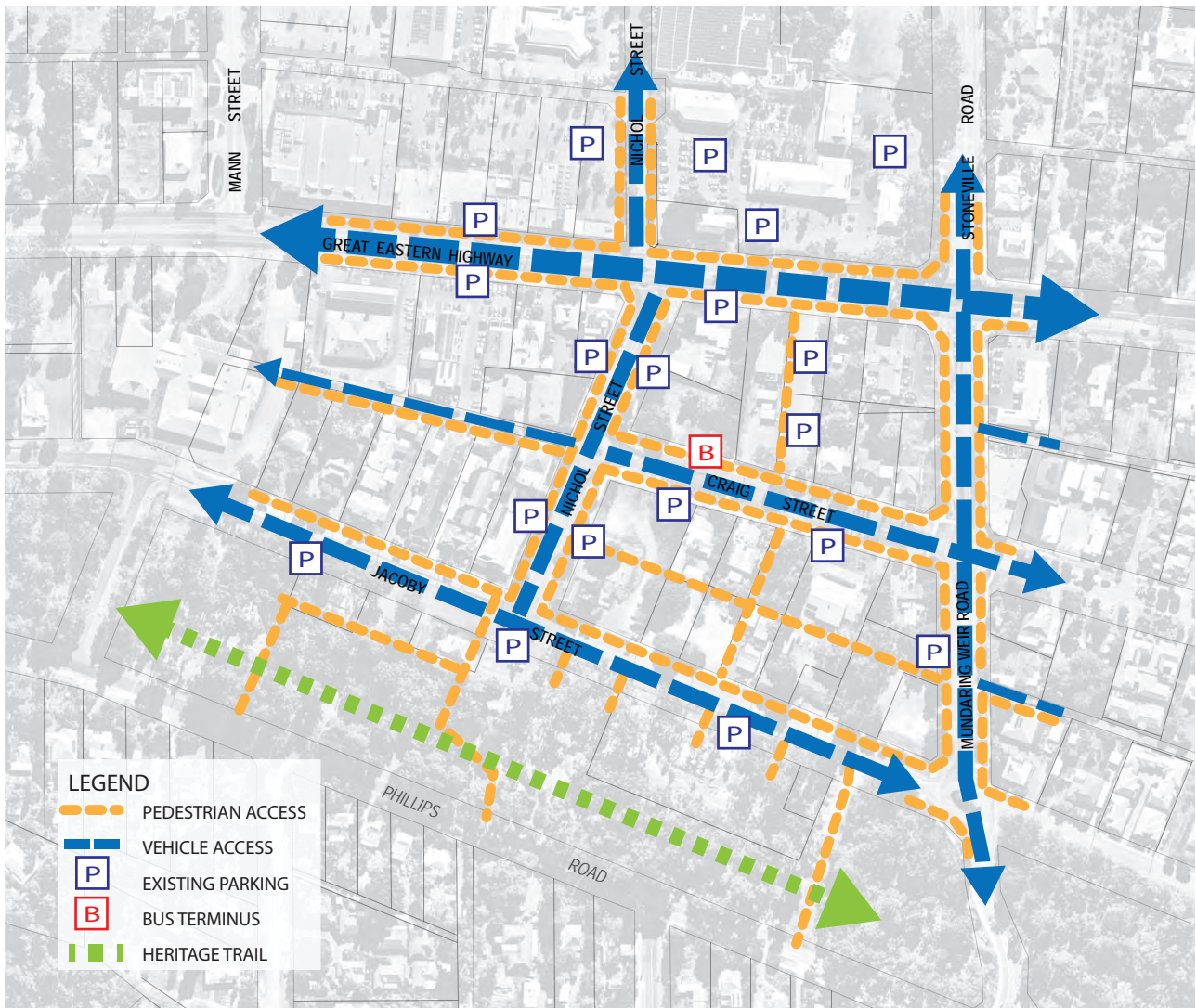
These are illustrated in **Figure 10: Movement**. Existing pedestrian access within Core South of the Town Centre (between Great Eastern Highway and Jacoby Street) is generally good, with wide street verges, pathways, crossing points, street trees and way-finding signage. Some pathways are not well suited for disabled access and the dominant traffic environment of some streets creates safety concerns, especially in locations visited frequently by children and the elderly. In some instances, longer street blocks would benefit from pedestrian access mid-block.

Opportunities to improve these linkages include:

- formalized pedestrian access through the existing 'RV' parking area (Sites 18-19) – preferably separated from vehicle parking and with suitable shade trees
- mid-block access between Craig Street and Jacoby Street (e.g. Sites 23, 26)
- increased crossing points on Nichol, Craig and Jacoby Streets
- formalized pathways between Phillips Street and Jacoby Street.

As can be seen in **Figure 10: Movement**, vehicle access benefits from the modified grid street block pattern comprising wide road reserves and a series of laneways. Several intersections have existing roundabouts which assist traffic movements, but these can be 'unfriendly' to pedestrians especially if the roundabout is too large, which discourages a low speed environment. On-street parking is well catered for and it is expected that the MPCF will need additional on and off-street parking.

Figure 10: Movement



8.2 Townscape

Principal townscape elements influencing the proposed MPCF include:

- landmarks
- key vistas
- entry statements/public art
- opportunities for street-front activation.

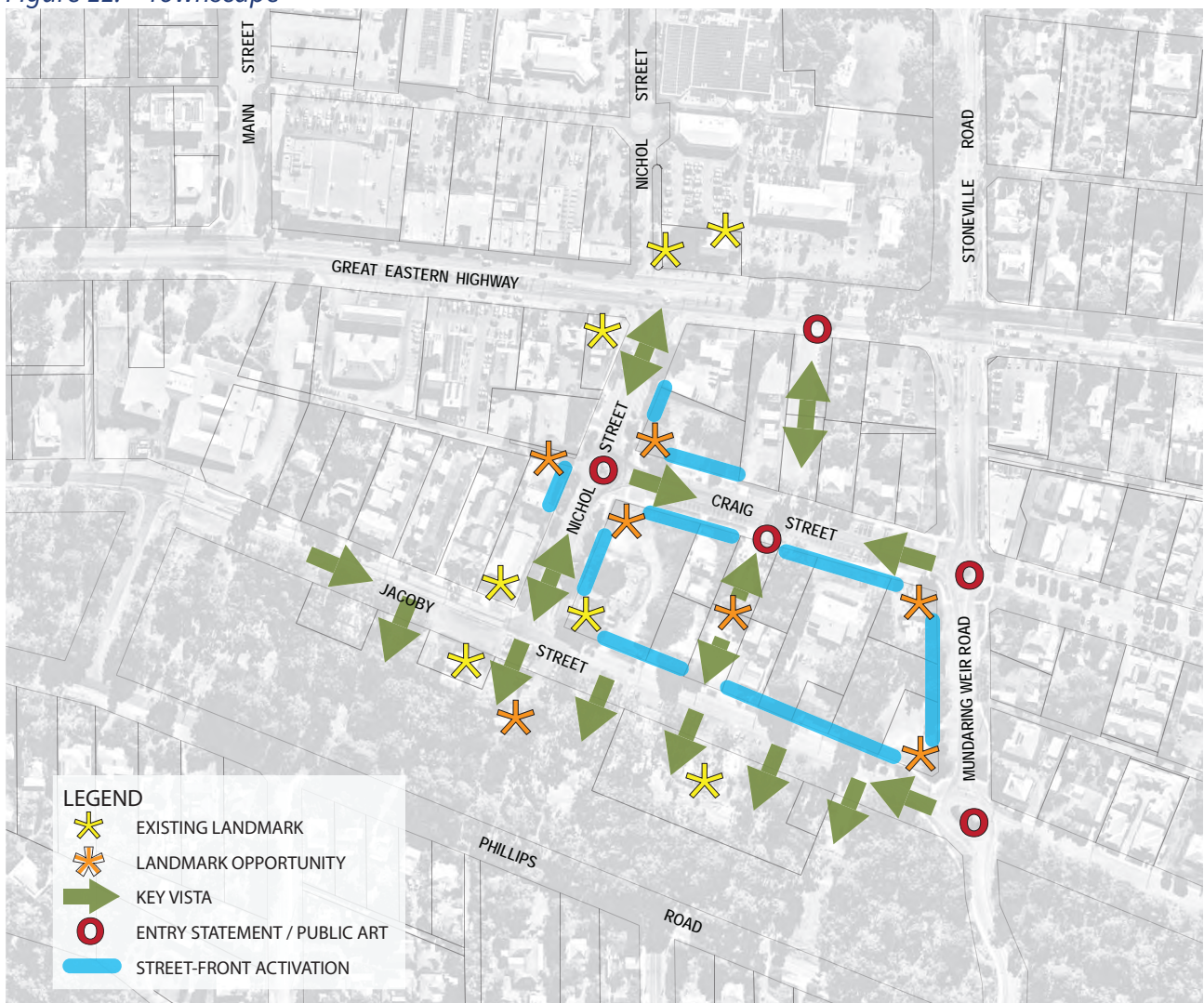
Figure 11: Townscape illustrates these townscape elements. Landmarks are well-known features such as buildings or monuments that are readily recognized way-finding markers and sometimes destinations in their own right. Often, they occupy street corners or other prominent locations. Existing landmarks include the Visitor Centre (old school building), war memorial, Mundaring Arts Centre Centre (former post office), Mundaring Hall, Mundaring Hotel, Old Station Master’s House and the Sculpture Park Playground.

It is recommended that these existing landmarks be retained and enhanced. In the case of the war memorial (probably inclusive of the memorial rose garden) it is suggested this be considered for relocation to a more suitable site more closely associated with the MPCF. Similarly, there is an opportunity to relocate the old school building to a heritage precinct in the vicinity of the Old Station Master’s House. These matters can be further addressed in the next phase of the MPCF project.

Potential landmark opportunities are identified adjacent the corners of Nichol and Craig Streets, Craig Street and Mundaring Weir Road, Sculpture Park and in the heart of the Core South precinct. These may comprise landmark buildings that help set the tone for other street-front activation or new features that contribute to an enhanced sense of place. Closely aligned with landmarks are potential entry statements or public art. These are envisaged as significant installations that celebrate culture that will attract residents and visitors alike to come to the precinct and feel inspired by the experiences it offers.

Another important element of townscape is the vistas created by elongated views down streets or framed outlooks to attractive built or natural features. Key vistas include numerous opportunities to look from the MPCF precinct into the Sculpture Park/heritage trail reserve, up and down adjoining streets (especially Nichol Street) and creating a new landscaped vista within the existing RV parking lots.

Figure 11: Townscape



9. SELECTING RECOMMENDED OPTION FOR MPCF

To assist in selecting a recommended option for the MPCF, the guiding principles described in 2.4 have been applied against each of the four options outlined in 6. Applying this method results in a ‘best’ option(s) for each principle, as shown in *Table 7: Guiding Principles for Selecting Preferred Option*.

Table 7: Guiding Principles for Selecting Preferred Option

Guiding Principles	Option 1	Option 2	Option 3	Option 4	Best
Create community facilities appropriate to the level of service required	Low	High	High	Medium	Options 2-3
Functional facilities which are fit-for-purpose and meet appropriate standards	Low	Medium	High	High	Options 3-4
Building social capital	Medium	High	High	Medium	Options 2-3
Central to catchment and provide equitable access to all users	Medium	High	High	Medium	Options 2-3
Location to promote accessibility and visibility	Low	High	High	Medium	Options 2-3
Clustered with other facilities such as shops, schools and other community facilities	Low	Medium	High	High	Options 3-4
Promote flexibility and multiple use	Low	High	High	Medium	Options 2-3
On a main street with ground floor street presence for optimum visibility and accessibility	Low	High	High	Medium	Options 2-3
Contributes to public domain and sense of place	Medium	High	High	Medium	Options 2-3
Near open space to allow for related outdoor activities and events	Medium	High	High	High	Options 2-4
Connected to public transport, pedestrian and cycling networks	Medium	High	High	High	Options 2-4
Of sufficient size and design to enable expansion and adaptation	Low	High	High	High	Options 2-4
Intergenerational equity	Low	Medium	High	Medium	Option 3
Culturally appropriate facilities	Medium	High	High	Medium	Options 2-3
Access and Inclusion	Low	High	High	Medium	Options 2-3
Promote safety and security	Low	Medium	High	High	Options 3-4
Avoidance of conflict with neighbouring uses	Low	Medium	High	High	Options 3-4
Engaging in partnerships with the private and public sector to deliver affordable and accessible community facilities	Medium	Medium	High	High	Options 3-4
Sound financial management	Low	Medium	High	Medium	Option 3
Asset sustainability	Low	Medium	High	Medium	Option 3

9.1 Recommended option

As stated earlier, selecting a preferred option for the MPCF will ultimately be a decision of Council, having obtained advice, fully investigated options and carefully considered the outcomes of stakeholder and community consultation.

In order to provide a recommended option, the consultant team have carried out the analysis described in 7 and 8, above.

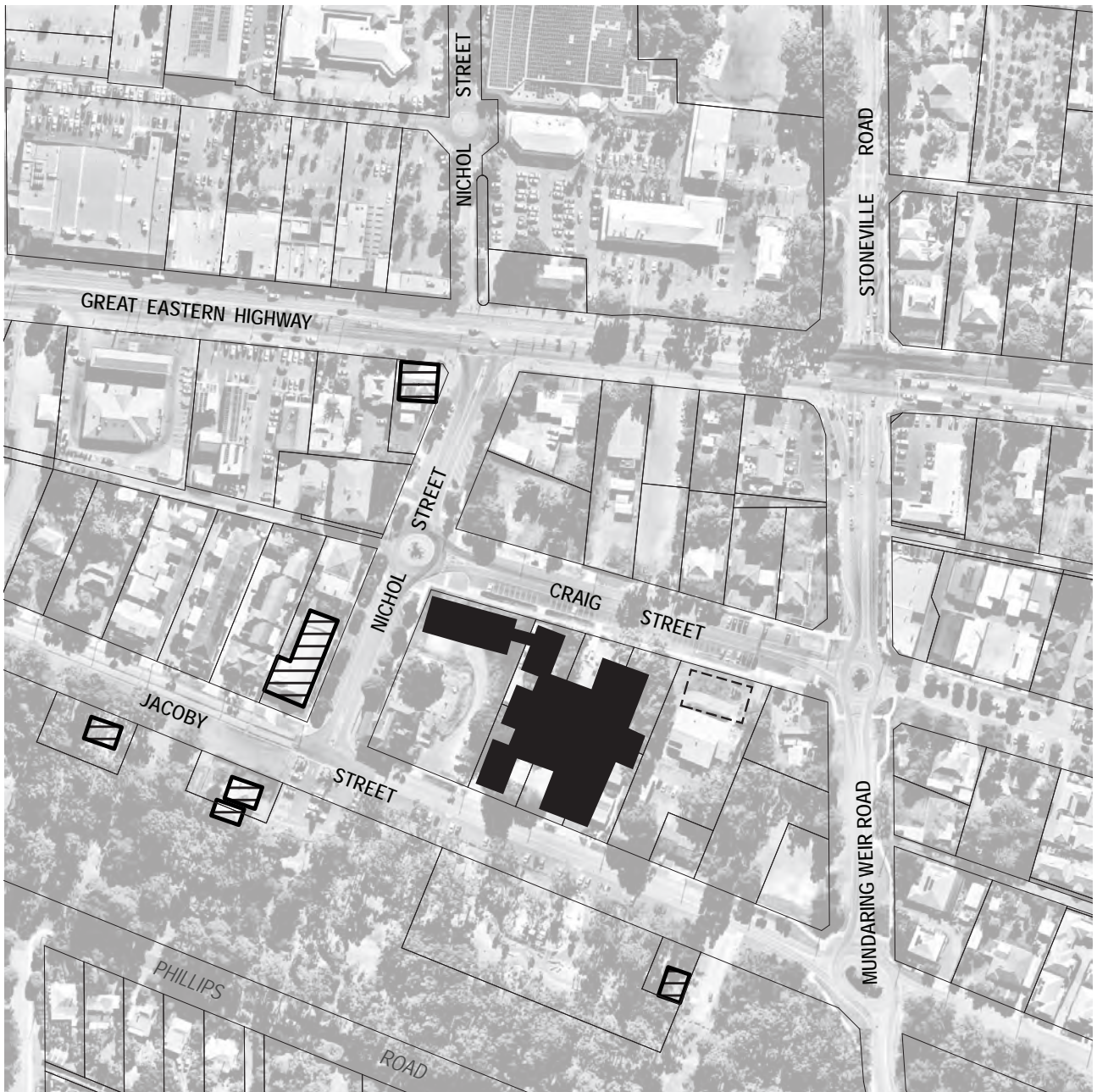
Option 1 'Rationalise and upgrade existing community facilities' rates poorly against the guiding principles. For a number of the existing facilities, significant renovation or re-building would be cost-prohibitive. There would be limited opportunities for shared services, resulting in in-efficient operation. It is also expected that there would be little or no change in the current land holdings resulting in very little land being freed up for alternative purposes.

Option 2 'Community facility campus' would provide a cluster of buildings with room between for a potential piazza or landscaped parkland. However, it offers limited co-location with the likelihood of little land being freed up for alternative purposes. The cluster of buildings would maintain a number of single-purpose facilities requiring individual staffing and resources, with implications for financial management.

Option 4 'Single, stand-alone multi-purpose community facility' with a large free standing MPCF would facilitate co-location of facilities and cost-sharing of staffing and resources. However, not all community activities are well-suited to co-location and a number of existing facilities have heritage or local significance or have tenure that constrain demolition or rationalisation.

As a result, the recommended option is **Option 3 'Hub plus'**, as shown in *Figure 12: Recommended option*. 'Hub plus' has the advantages of co-locating the majority of community facilities and services, while retaining productive use (or re-purposing) of nearby facilities, providing the opportunity for generating some financial return from the rationalisation and sale of surplus assets, facilitating place-making, and building social capital. It is reiterated that the recommended option is **conceptual only** at this stage pending more detailed investigations.

Figure 12: Recommended option (conceptual only)



9.2 Recommended MPCF provision

Table 8: Recommended Multi-purpose Community Facility Provision shows the potential facilities, indicative locations and floorspace for the MPCF, including the main hub and related but stand-alone facilities. Principal uses in the main MPCF hub are suggested as library, hall (meetings, functions, performance, exhibitions), Hub of the Hills Community Centre, maternal and child health (or community health), visitor centre, foyer (with café and lounge) and office space for not-for-profit organisations and government agencies providing community services.

As explained earlier, it is suggested that the art gallery/workshop (Mundaring Arts Centre) remain on its existing high-profile site. The museum should re-locate into the Mundaring Hall and a youth precinct can be created in the Sculpture Park potentially using the existing CWA Hall with an associated skate park (relocated from Riseborough Recreation Ground) and pump track.

Table 8: Recommended Multi-purpose Community Facility provision

Facility	Indicative location	Indicative floorspace
Multi-purpose Community Centre (“Hub”)		
Library	MPCF hub between Craig Street and Jacoby Streets	1,700m ²
Function Hall/ Performance/ Large Exhibition Space	MPCF hub between Craig Street and Jacoby Street	1,000-1,500m ²
Hub of the Hills Community Centre	MPCF hub between Craig Street and Jacoby Streets	600m ²
Maternal and Child or Community Health	MPCF hub between Craig Street and Jacoby Street	500m ²
Visitor Centre	MPCF hub between Craig Street and Jacoby Street	250m ²
Foyer/Café/Lounge/Small Exhibition Space	MPCF hub between Craig Street and Jacoby Street	200m ²
NFP # Office Space (possible staged delivery)	MPCF hub between Craig Street and Jacoby Street	500-1,000m ²
Total MPCF potential	MPCF hub between Craig and Jacoby Streets	5,500m² (5,500m ² building footprint if single-storey; 2,750m ² if double-storey)
Stand-alone facilities(“plus”)		
Art gallery / workshop	Existing site adjacent Great Eastern Highway	300m ²
Museum	Potential re-purposed Mundaring Hall	500m ² - 1000m ²
Youth Space	Potential re-purposed CWA Hall and Sculpture Park, Jacoby Street	300m ²

Not-for-profit organisations and government agencies

Museum – a good option for the Museum is to re-locate it into the current, but upgraded Mundaring Hall. This is opposite the historical Station Master’s House and close to the heritage trail, while also having good proximity to the main MPCF hub. With a site of 2,000m², the hall and surrounds have generous space to accommodate exhibits including large items plus converting space into administration and secure storage – some of which may need to be climate controlled. The Old School Building housing the existing Museum and Visitor Centre is heritage listed and should be investigated for physical re-location to a heritage precinct in the Sculpture Park in the vicinity of the Old Station Master’s House.

Visitor Centre – the Visitor Centre has a prominent location adjacent Great Eastern Highway and is close to shopping, car parking and the Mundaring Arts Centre. It also has heritage value being located in the Old School Building. However, it suffers from cramped and uncomfortable conditions and is separated from the cultural precinct by Great Eastern Highway. Financial viability is difficult to sustain as a stand-alone use. Consequently, it is recommended that the Visitor Centre be relocated to form part of the MPCF hub.

Youth Space – feedback has been for youth to have a space which is close to, but separated from, the main MPCF hub. A possible site for the Youth Space could be the re-purposed CWA Hall in the event this function is relocated to the main community hub. The relocated skate park and a pump track can be developed adjacent the re-purposed CWA hall.

As shown in the recommended concept, the location of the main community hub is logically located between Craig Street and Jacoby Street. The proposed land area requirements of between 4,500 – 9000m² (depending on single or double storey) can be readily accommodated on this land with a range of orientations and locations being considered to meet the facility requirements and to activate the street frontages.

9.3 Other suggestions

- Relocate the existing skate part from Riseborough Recreation Ground to the Sculpture Park
- Create a pump track in the vicinity of the skate park and heritage trail
- Identify Jacoby Street (between the Scout and Guide Hall and Mundaring Weir Road) for traffic calming to include a low speed zone and ample safe crossing points
- Create a Market Square precinct adjacent the Old Station Master’s House
- Replace or enhance the amphitheatre in the Sculpture Park with a larger, modern venue for outdoor events.

10. COUNCIL DECISION FRAMEWORK

10.1 Decision framework

The project brief for the consultant team requires advice to Council on an appropriate decision framework for Council to use (in the next phase of the project) to decide on the specific community, Shire and other services or groups that are to be accommodated in and delivered from the proposed Mundaring MPCF.

First, and foremost, the consultant team endorses the criteria included in the Shire of Mundaring Strategic Community Plan. These are shown in the first seven rows of *Table 9: Assessment against criteria*. The consultant team has added two extra criteria considered important to ensure successful delivery of the MPCF, or groups that are to be accommodated in and delivered from the proposed Mundaring MPCF.

Table 9: Assessment against criteria

Criteria	Considerations
Compliance	Legislative requirements. Consistency with broader legislative and policy framework. Meeting financial and asset sustainability ratios.
Capacity	Cost and benefits/ Reallocation of resources/Non-rates revenue Return on Investment/Implications for Long Term Financial Plan /Renewal Life-cycle costs/Capital/Maintenance/Operations – including workforce implications Other delivery models/Partnerships Ability to attract external funding or increased income
Risks	Compliance/Financial Impact Reputation/Property People (Physical/Psychological) Interruption to service
Sustainability	Integrated and balanced consideration of social, environmental, economic and governance issues to deliver improved outcomes now and into the future
Community visions and priorities	Contribution to vision and priorities expressed in the Strategic Community Plan Community demand, views and feedback Demonstrably supported by the broader community Ability to inform and/or build capacity of community
Fairness	Balancing needs of majority with needs of specific interest groups Balancing current needs with future needs and capacity to pay Balancing across the whole Shire Geographical/demographical/ temporal Addressing disadvantage Intergenerational equity - balancing who carries cost and who benefits over time
Standards	Generally accepted standard (unless net benefit demonstrated and supported by community); i.e. not over-expending to deliver above expectations/needs
Practicality	Condition, capacity and functionality of existing facility Compatible with co-location and community hub model Opportunity to consolidate other Shire facilities into the MPCF and dispose of or re-purpose the other Shire facilities Adaptable to changing circumstances
Timing	Ability to achieve the optimal timeframe Suitable for staging if required

10.2 Decision framework

Using the above assessment criteria, the decision framework recommended to Council is shown in *Figure 13: Decision Framework*.

Figure 13: Decision framework



11. NEXT STEPS

11.1 Property strategy and land assembly plan

Following receipt of Council feedback on this report, the next step in the process is for the consultant team to develop a Town Centre Property Strategy and Land Assembly Options Report. This will involve applying the agreed decision-making criteria to outline a 'why, when and how' prioritized approach to retaining, acquiring, disposing and/or redeveloping land within the Town Centre.

The outcome of the next step will be a 'road map' and recommended actions to facilitate implementation of the MPCF. This is likely to include recommendations for Council to prepare a business case and to prepare a brief for development of an architectural design and preliminary costings for use in the business case and submissions for grant applications.

APPENDIX A: EXAMPLES OF MULTI-PURPOSE COMMUNITY FACILITIES IN THE PERTH METROPOLITAN AREA

Examples of Multi-purpose Community Facilities in the Perth Metropolitan Area

During the investigative and planning phase of the project, a sample of multi-purpose community facilities in the Perth metropolitan area were examined to assist the project team and the Shire understand “what works and what doesn’t work” in terms of developing and operating a new community facility.

In looking at the facilities, the characteristics identified below were examined:

- Name of centre
- Where they are located
- What facilities they have
- Size of building
- Land area
- What are the surroundings
- Details

John Wellard Community Centre

The John Wellard Community Centre is located in the newly developed town centre of Wellard Village at the corner of Runnymede Gate and The Strand, Wellard. The Community Centre has modern function and meeting facilities for programs, workshops or events. The ground floor foyer offers public PC stations, printing facilities, couches, tables and chairs.

Size of Building: Land Area: 1,320m²

Summary of surroundings:

The Community Centre is located on the main street and is surrounded by shops and mixed use development. It is 200m from the Wellard Train station. There are some public open space gardens within 150m of the centre. There is limited public parking available on site.

Details:

BORONIA MEETING/TRAINING ROOM

Located on the first floor, the Boronia Meeting/Training Room is the largest function room in the John Wellard Community Centre. The room features bi-fold doors, providing users with the option of creating a more intimate space.

Maximum accommodation: 134 people (whole room) 47 people (in one divided room) 87 people (in second divided room)

Seating: 10 x trestle tables 100 x chairs

Features: Audio-visual equipment, lectern and shared access to upstairs tea preparation kitchen 8

WISTERIA MULTIPURPOSE ROOM

Located on the first floor with shared access to the upstairs kitchen, the Wisteria Multipurpose Room is ideal for a variety of meetings, functions and activities.

Maximum accommodation: 95 people (whole room) 44 people (in one divided room) 51 people (in second divided room)

Seating: 10 x trestle tables 40 x chairs

Features: Portable projector and shared access to upstairs kitchen

HOVEA ACTIVITY ROOM

Located on the ground floor, the Hovea Activity Room has exclusive access to an outdoor fenced courtyard, plus shared use of the ground floor tea preparation area. This room is suitable for a variety of functions, activities and meetings.

Maximum accommodation: 80 people (whole room) 58 (in one divided room) 22 people (in second divided room)

Seating: 10 x tables 47 x chairs

Features: Portable projector and shared use of tea preparation area 9

PIXIE MOPS CRÈCHE

The Pixie Mops Crèche is specially designed for little ones. It's perfect for playgroups, children's birthday parties and is suitable for a staffed crèche service. The crèche service is for hirers and participants of activities within the John Wellard Community Centre.

Maximum accommodation: 58 people (0-2 yr. olds) 18 people (2 yrs. +)

Seating: 4 x children's tables 24 x children's chairs Features: Play equipment, fenced outdoor area, tea preparation, baby change facilities and toilets.

FIRST FLOOR BREAKOUT SPACE

Accessible via the lift or stairs, the first floor breakout space opens onto a balcony that is ideal for casual gatherings, hobby groups and workshops that use the kitchen. Seating: 6 x tables 23 x chairs, plus sofas
Features: Television

FIRST FLOOR KITCHEN

The first floor kitchen is ideal for cooking demonstrations with a camera linked to a display screen in the breakout space. Features: Oven, microwave, dishwasher, twodoor fridge, urn, sink and servery to the breakout space 12

GROUND FLOOR KITCHEN

Features: Servery to the lobby, oven, microwave, dishwasher, single door fridge and sink

Darius Wells Library and Resource Centre

The Darius Wells Library and Resource Centre is located on the corner of Robbos Way and Chisham Avenue, Kwinana Town Centre. The Darius Wells Centre offers an array of spaces for holding modern functions, meetings and conferences, including the Ken Jackman Hall with a capacity of 300 as well as training and IT rooms, art and activity spaces and community meeting rooms. Free Wi-Fi is also available throughout the facility. The Centre was completed in 2013 at a cost of around \$22 million. A separate performing arts centre named Koorlinny Arts Centre is located about 300m north of the Community Centre.

Size of Building: 3,600m² (Library 1,700m²) Land Area: 7,317m²

Summary of Surroundings

The Darius Wells Library and Resource Centre is located centrally within the Kwinana Town Centre. It is located adjacent to the Kwinana Recquatic Centre and opposite the Kwinana shopping centre. Bus services operate connecting the town centre with neighbouring suburbs, the Kwinana Train Station and other parts of the metropolitan area. The Centre is approximately 250m from the Kwinana Adventure Park, a significant playground and very large green open space. There is limited public parking available, shared with the adjacent aquatic centre.

Details:

KEN JACKMAN HALL

Located on the ground floor, the Ken Jackman Hall is the only function room in the Darius Wells Library and Resource Centre featuring acoustic bi-fold doors that provide users with the option of creating a more intimate space.

Maximum accommodation:

250 people theatre style

150 people seated at tables

Seating: 15 x round tables (1,800mm diameter)

15 x trestle tables

250 x chairs

Features: Commercial kitchen plus kitchenette, audio-visual equipment, lectern, stage and dance floor available

DAVID NELSON ART AND DESIGN ROOM

Located on the first floor, the David Nelson Art and Design Room features a hard floor finish and opens onto a shared balcony.

Maximum accommodation:

22 people

Seating: 4 x tables

16 x chairs

4 x stools

2 x workbenches

Features: Whiteboard, portable projector, easels, wet area and sink

JOHN SLINGER IT TRAINING ROOM

Located on the ground floor, the John Slinger IT Training Room is suitable for 14 participants and one facilitator.

Maximum accommodation:

15 people

Features: 15 computers, webcams, speakers, limited software (Microsoft Office Suite, Adobe Premier, Photoshop and Skype), internet and audio-visual equipment, including a projector and smart board

Plus 3 other training rooms with maximum accommodation of 6-18 people and access to a kitchenette.

TODDLER TOWN CRÈCHE

Located on the ground floor, the Toddler Town Crèche is available for casual and group bookings and can also be hired (subject to availability).

Maximum accommodation: 30 people

Seating: 4 x children's tables 28 x children's chairs 4 x high chairs

Features: Play equipment, art sink, fenced outdoor area, tea preparation, cot room (two cots), change facilities and children's toilets

CAFÉ

There is a Dome Café located on the ground floor adjacent the crèche.

MEZZANINE

The mezzanine level comprises offices with hireable spaces for not-for-profit, volunteer and government services agencies (such as Bridging the Gap, The Smith Family, Relationships Australia, Citizens Advice Bureau, Australian Red Cross, Communicare, Ngala, Kwinana Early Years and City of Kwinana Volunteer Centre).

Kalamunda Cultural Centre

The Kalamunda Cultural Centre comprises a campus-style collection of buildings located between Williams Road and Railway Road near the Kalamunda town centre. The campus comprises a library, the Zig Zag Cultural Centre and Gallery, tourist office, the Kalamunda History Village and Kalamunda Performing Arts Centre.

Of interest, a new community facility catering mainly for the vibrant arts community is to be built at Jorgenson Park, some 500m to the east. The Kalamunda Community Learning Centre is an umbrella organisation for a number of smaller, widespread interest groups and has been active in pursuing the new

multi-purpose facility.

Size of Building: Land Area:

Summary of Surroundings:

The Cultural Centre is near Haynes Street (main street) and the Kalamunda town centre. Nearby uses include a hotel, restaurants and shops, with residential uses to the east. The site is located on the old railway reserve and is the trailhead of the Bibbulmun Track. There is bus stop directly outside and 50 dedicated parking bays, plus additional street parking.

Details:

- Library (with mezzanine)
- Zig Zag Cultural Centre & Gallery
- Tourist office (Chamber of Commerce lease office space on first floor)
- Kalamunda History Village
- Kalamunda Performing Arts Centre
- Film Kalamunda
- Café
- Seminar rooms

The new multi-purpose facility at Jorgenson Park is planned to have meeting rooms, seven (7) activity rooms including a pottery room with kilns and a cookery room, theatre/seminar/functions and an outdoor play area.

The Agonis, Gosnells

The Agonis is located on Albany Highway in the Gosnells town centre. Built in 2003-2004, it is a two-storey building containing the Knowledge Centre Library, Lyal Richardson Hall, meeting rooms, a business incubator centre, Lotteries House and a café.

Summary of Surroundings:

The building is located between the Albany Highway and the Canning River, with nearby uses including the Addie Mills senior citizens centres, a medical centre, Centennial Pioneer Park (river foreshore) and town square. There is a bus stop on Albany Highway at the front of the building and nearby train station. Parking is available to the side of the building. In peak times such as events, parking is inadequate and the City has used a neighbouring vacant development site for overflow parking.

Details:

- Lyal Richardson Hall (175 persons)
- Carson Meeting Room (17 persons)
- Knowledge Centre Library (including a permanent local heritage display)
- Whitley Room – temporary use as an art gallery
- Café
- Business Station business incubator - 37 offices (23 occupied; 14 vacant). Business incubators normally have short-term start-ups, but with the number of vacant premises, a number of businesses have remained long-term.
- Lotteries House with courtyard. Wide variety of services: Gosnells Community Legal centre, Autism Association of WA, IFORAP, The Australian Asian Association (WA), Starick Services, Anglicare,

Women's Health and Wellbeing Services, smp – lifeskills2work, Relationships Australia.

There is a poor relationship to the street (Albany Highway) which does not indicate a community place and limited relationship with the adjoining Town Square. The building has a long, wide corridor that separates it from the Town Square. The Square itself has visual treatments that obstruct views to The Agonis and through to the riverside Centennial Pioneer Park. The City of Gosnells plans to undertake Town Square re-development to open up views, improve visual surveillance and enliven the precinct.

Belmont Community Centre

The Belmont Community Centre is located adjacent the City of Belmont Civic Centre in Cloverdale. It is a new three-storey building due for completion in 2020 comprising library, senior citizens centre, museum, recording studio and not-for-profit tenancies.

Size of Building: 11,600m² (the 3,800m² basement footprint is larger than rest of building).

Summary of Surroundings:

The building is located alongside the City of Belmont Administration Offices and is adjacent the Belmont Forum Shopping Centre, the existing library (to be re-purposed or demolished) and nearby residential areas. Two high-frequency bus routes stop opposite the new building. The building basement/undercroft provides 92 car bays and 6 motorcycle bays plus 50-100 bicycle racks with purpose-built trip-end facilities.

Details:

Former senior citizens centre was demolished to make way for the new facility. The senior citizens centre is an incorporated body that will lease an office in the new facility as well as use a large ground floor area for seniors' activities.

GROUND FLOOR

Senior citizens, Library, activity rooms (inc. carpet bowls room), Pool Room, Children's Area and outdoor reading and play area, Demonstration Kitchen, shop ("compactus-style" similar to one in the Seattle Library – selling stationery and library related products)

FIRST FLOOR

Museum (inc. 400m² exhibition space), Library, Computer training, Workrooms (inc. art spaces), Green Room and video, Mixing room (recording studio), Quiet Room

SECOND FLOOR

Not-for-profit tenancies (12 potential) funded by Lotteries West, crèche (for children of visitors to the tenancies and library), activity rooms, storage

The Belmont Community Centre has a \$38M build package and around \$45M total cost of development. Funding has comprised \$3.5M Lottery West grant, \$10M Federal Government grant (National Stronger Regions Fund), \$15M loan and other Council sources.

Ethel Warren Bullsbrook Community Centre

Ethel Warren Bullsbrook Community Centre opened to the public in 2016 and is on the corner of Chittering Rd and Maroubra Ave in Bullsbrook. The Centre houses a number of City services, including the Bullsbrook Public Library, the Bullseye Youth Centre and the Bullsbrook Rural Place Office. It has an outside playground, kitchenettes in most rooms, free wifi and plenty of free parking.

Size of Building: Land Area: approx. 10,000m² (though this contains other facilities)

Summary of Surroundings:

The Ethel Warren Bullsbrook Community Centre is on the edge of town between the Bullsbrook town centre and the residential area. It is co-located with other community facilities, including bowling greens, tennis/basketball courts, cricket/football oval, Picket Park Hall, and sports pavilion. There is significant car parking available on site due to the remote location of the hall.

Details:

MAKER SPACE

Located in the middle of Bullsbrook Public Library, the Maker Space is an area where you can create with others, brainstorm on projects or have a study group in a relaxing location. Various technologies are available for your use. Free wifi access.

ACTIVITY ROOM 1

This room offers a large Smart TV with multimedia connections for presentations. Free wifi access. The kitchenette has a fridge, microwave, hot/cold zip hydrotap and dishwasher.

Tables and chairs for 50 people, but the room can hold up to 78 people.

ACTIVITY ROOM 2

This is a fantastic room for children's events with wood floors, direct access to an outside play area and playground, and children's toilets. There are two kitchenettes, each containing a fridge, microwave and hot and cold zip hydrotap, and one dishwasher.

Tables and chairs for 50 adults, and tables and chairs for 30 children. The room can hold up to 149 people.

MEETING ROOM 1

With its comfortable furniture, this is a great space for a casual meeting, counselling session or simply a room to relax in. There is also an adjoining kitchenette with a microwave, bar fridge and hot/cold zip hydrotap. The room contains two sofas, four armchairs and three coffee tables. Free wifi access.

Suitable for up to 10 people.

MEETING ROOM 2

Looking for a place to meet and collaborate? This room has tables and chairs for 10. The adjoining shared

kitchenette has a microwave, bar fridge and hot/cold zip hydrotap. Free wifi access.

Tables and chairs for 10.

Offices 3 & 4 - available 24/7

If you work from home or run a small business and need an office for a meeting, these rooms are perfect. Or you might need a quiet place to study for a few hours, any time of the day or night, seven days a week. The room contains a desk and chair, pin board, whiteboard, free wifi access and visitor chairs. There is access to a shared kitchenette and toilets.

Office 3 and 4 are suitable for up to 4 people.

APPENDIX B: STAGE 1 CONSULTATION REPORT

Stage 1 Consultation Report

APPENDIX C: PROPERTY INFORMATION AND FACILITIES MATRIX

Property Information and Facilities Matrix